

**PB# 93-26**

**H-Z Development**

**4-3-7**

(B. Helmer) Rt. 207 (Old Sloan Bldg.)

Approved 9/5/96

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TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

Received of HZ Development Partners August 10, 19 93  
\$ 150<sup>00</sup>/<sub>100</sub>  
One hundred fifty and <sup>00</sup>/<sub>100</sub> DOLLARS  
For P/B Application Fee (#93-26)

DISTRIBUTION

FUND	CODE	AMOUNT
CRK. # 1611		\$ 150 <sup>00</sup>

By Pauline D. Townsend

Town Clerk

Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, NY 12550

## GENERAL RECEIPT

Received of Town Clerk Aug 10 19 93  
\$ 150<sup>00</sup>/<sub>100</sub>  
One hundred fifty and <sup>00</sup>/<sub>100</sub> DOLLARS  
For P.B. #93-26 Escrow Helmer - Cronin

DISTRIBUTION

FUND	CODE	AMOUNT
CRK. 034425		\$ 150 <sup>00</sup>

By His  
city

© WILLIAMSON

Planning Board  
Town Hall

555 Union Ave.

New Windsor, N.Y. 12550

NO. 93-26

March 31, 19 94

RECEIVED FROM William F. Helmer

Four Hundred Fifty <sup>00</sup>/<sub>100</sub> DOLLARS

4% of \$10,500.00 Inspection Fee

Account Total \$ 420.00

Amount Paid \$ 420.00

Balance Due \$ -0-

His, Controller  
Mary Mason, Secy. to the P.B.

TOWN OF NEW WINDSOR

## GENERAL RECEIPT

FUND	CODE	AMOUNT
CAR. # 1611		\$150.00

By Caroline B. Townsend  
Town Clerk  
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, NY 12550

**GENERAL RECEIPT**

Received of Dorothy H. Hansen Aug 10 1993  
Seven Hundred Fifty 80 DOLLARS  
 For P.B. # 93-26 Helmer - Crown 100

DISTRIBUTION

FUND	CODE	AMOUNT
CR. # 24435		\$50.00

By Di  
cyth

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Planning Board  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12550

NO. 93-26  
March 31, 1994

RECEIVED FROM William F. Helmer  
Four Hundred Fifty 00/100 DOLLARS  
4% of \$10,500.00 Inspection Fee  
 Account Total \$ 420.00  
 Amount Paid \$ 420.00  
 Balance Due \$ -0-

Di, Controller  
Myra Mason, Secy. to the P.B.

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, NY 12550

**GENERAL RECEIPT**

Received of William F. Helmer March 31 1994  
One Hundred Fifty 00/100 DOLLARS  
 For Approval Fee # 93-26

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 2734		150.00

By Dorothy H. Hansen  
Town Clerk  
 Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

6/17/94  
\$172.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/05/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE: STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 93-26

NAME: FORMER SLOAN BUILDING RENOVATION

APPLICANT: H-Z DEVELOPMENT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
09/05/96	PLANS STAMPED	APPROVED
01/24/96	DISCUSSION AT P.B. MEETING . DISCUSSED FEE DUE FOR SITE PLAN BOND	DISCUSSED FEE DUE
09/22/93	P.B. APPEARANCE . SUBMIT COST ESTIMATE	LA:ND APPR. COND
08/11/93	P.B. APPEARANCE . TO BE ON 8/25/93 AGENDA - REVISE AND RETURN	WAIVE P.H.- REVISE
08/04/93	WORK SESSION	SUBMIT APPLICATION

11/12 1/17/96 (14) 1/17/96  
RE: R&F-PERFORMANCE BOND-SLOAN BUILDING SITE WORK  
AMOUNT: \$5,075. - HZ DEVELOPMENT PARTNERS

Hearing no objections the Town Board of the Town of New Windsor receive and file an original Performance Bond from HZ Development Partners, in the sum of \$5,075. for site work on the Sloan Building located on Route 207/ Wembly Road, said bond having been approved by the Attorney for the Town.

Town Board Agenda: 07/17/96.

cc: Myra Mason, Planning Board

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A311

**Performance Bond**

BOND NO. 069599

KNOW ALL MEN BY THESE PRESENTS: that H Z DEVELOPMENT PARTNERS, 65  
(Here insert full name and address or legal title of Contractor)  
GATEWAY INTERNATIONAL PARK, WEMBLEY ROAD, NEW WINDSOR, NY 12553

as Principal, hereinafter called Contractor, and, CAROLINA CASUALTY INSURANCE COMPANY, THE  
(Here insert full name and address or legal title of Surety)  
CHANIN BUILDING, 380 LEXINGTON AVENUE, SUITE 1518, NEW YORK, NY 10168

as Surety, hereinafter called Surety, are held and firmly bound unto TOWN OF NEW WINDSOR, 555 UNION  
(Here insert full name and address or legal title of Owner)  
AVENUE, NEW WINDSOR, NY 12553

as Obligee, hereinafter called Owner, in the amount of FIVE THOUSAND SEVENTY-FIVE AND 00/100  
Dollars (\$5,075.00 ),

for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, H Z DEVELOPMENT PARTNERS

Contractor has by RESOLUTION DATED 9/22/93 RECEIVED SITE PLAN APPROVAL FROM THE PLANNING  
(Here insert full name, address and description of project)  
BOARD OF THE OWNER FOR SITE WORK AT THE SLOAN BUILDING, NEW WINDSOR, NEW YORK

in accordance with Drawings and Specifications prepared by DYAMI, 407 WORTH HIGHLAND AVENUE, NYACK, NY  
(Here insert full name and address or legal title of Architect)

which DRAWING A-1 DATED 1/30/91 WITH REVISION OF 9/15/93 IS BY REFERENCE MADE A PART  
HEREOF AND IS HEREINAFTER REFERRED TO AS THE CONTRACT.

# PERFORMANCE BOND

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if Contractor shall promptly and faithfully perform said Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety hereby waives notice of any alteration or extension of time made by the Owner.

Whenever Contractor shall be, and declared by Owner to be in default under the Contract, the Owner having performed Owner's obligations thereunder, the Surety may promptly remedy the default, or shall promptly

1) Complete the Contract in accordance with its terms and conditions, or

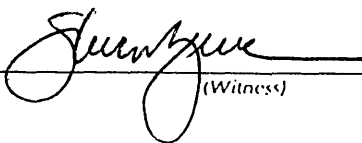
2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible bidder, or, if the Owner elects, upon determination by the Owner and the Surety jointly of the lowest responsible bidder, arrange for a contract between such bidder and Owner, and make available as Work progresses (even though there should be a default or a succession of

defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the contract price," as used in this paragraph, shall mean the total amount payable by Owner to Contractor under the Contract and any amendments thereto, less the amount properly paid by Owner to Contractor.

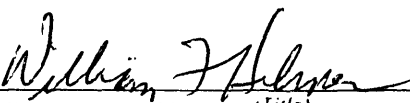
Any suit under this bond must be instituted before the expiration of two (2) years from the date on which final payment under the Contract falls due.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators or successors of the Owner.

Signed and sealed this 16TH day of MAY 1996


  
(Witness)

H Z DEVELOPMENT PARTNERS

  
(Principal) (Seal)  
WILLIAM F. HELMER (Title)

  
(Witness)  
MONICA L. VENTORINO

CAROLINA CASUALTY INSURANCE COMPANY

(Surety) (Seal)  
  
ROBERT P. SCAVETTA (Title) ATTORNEY-IN-FACT

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.  
On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally came \_\_\_\_\_ to me known, and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to me that he executed the same.

My commission expires \_\_\_\_\_ Notary Public

State of NEW YORK }  
County of ROCKLAND } ss.  
On this 16TH day of MAY, 19 96, before me personally came WILLIAM F. HELMER to me known and known to me to be a member of the firm of H Z DEVELOPMENT PARTNERS described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed the same as and for the act and deed of said firm.

My commission expires \_\_\_\_\_  
**JAMES B. HELMAN**  
**Notary Public, State of New York**  
**No. 9437149**  
**Qualified in Westchester County**  
**Commission Expires April 30, 1997**  
James B. Helman  
Notary Public

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss.  
On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally came \_\_\_\_\_, to me known, who being by me duly sworn, did depose and say that he is the \_\_\_\_\_ of \_\_\_\_\_ the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

My commission expires \_\_\_\_\_ Notary Public

State of NEW YORK }  
County of WESTCHESTER } ss.  
On this 16TH day of MAY, 19 96, before me personally came ROBERT P. SCAVETTA to me known, who, being by me duly sworn, did depose and say that he is an attorney-in-fact of CAROLINA CASUALTY INSURANCE COMPANY the corporation described in and which executed the within instrument; that he knows the corporate seal of said corporation; that the seal affixed to the within instrument is such corporate seal, and that he signed the said instrument and affixed the said seal as Attorney-in-Fact by authority of the Board of Directors of said corporation and by authority of this office under the Standing Resolutions thereof.

My commission expires \_\_\_\_\_  
**MONICA L. VENTORINO**  
**Notary Public, State of New York**  
**No. 4959226**  
**Qualified in Bronx County**  
**Commission Expires November 27, 1997**  
Monica L. Ventorino  
Notary Public



DEPARTMENT OF THE TREASURY  
FINANCIAL MANAGEMENT SERVICE  
HYATTSVILLE, MD 20782

MAR 13 1996

Dear Mr. Snead:

Enclosed is a Certificate of Authority authorizing Carolina Casualty Insurance Company, to qualify as an acceptable surety on obligations required by the laws of the United States.

This Certificate and the underwriting limitation established herein are issued pursuant to the company's application, and are subject to the Company's continued adherence to the laws and regulations as stated in Title 31, Part 223 of the Code of Federal Regulations.

Unless revoked at an earlier date, this Certificate will expire June 30, 1996. The underwriting limitation given under this Certificate is \$5,080,000. This limitation is ten percent of the Adjusted Policyholders' surplus as of December 31, 1994.

General Instructions relating to periodic filings will be sent to you in a separate letter. Should you have any questions, please contact Mrs. Dorothy Martin, Manager, Surety Bond Branch, at (202) 874-6775.

Sincerely,

Charles F. Schwan III  
Director  
Funds Management Division

Mr. Michael J. Snead, President  
Carolina Casualty Insurance Company  
P.O. Box 2575  
Jacksonville, FL 32203



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**CAROLINA CASUALTY INSURANCE COMPANY**

STATEMENT, DECEMBER 31, 1995  
(AMOUNTS IN THOUSANDS)

STATUTORY BALANCE SHEET

**Admitted Assets**

Bonds	\$ 131,245
Common & Preferred Stocks	12,819
Cash & Short Term Investments	8,823
Other Investments	5,632
Premiums Receivable	12,699
Investment Income Receivable	2,087
Reinsurance Recoverables	6
Other Assets	<u>908</u>
<u>Total Admitted Assets</u>	<u>\$ 174,219</u>

**Liabilities & Surplus**

Loss & LAE Reserves	\$ 82,912
Unearned Premium Reserves	18,300
Drafts Outstanding	4,862
Other Liabilities	<u>8,818</u>
<u>Total Liabilities</u>	<u>\$ 114,892</u>
Capital Stock	3,687
Additional Paid In Capital	27,090
Unassigned Surplus	<u>28,550</u>
<u>Total Policyholders' Surplus</u>	<u>\$ 59,327</u>
<u>Total Liabilities &amp; Surplus</u>	<u>\$ 174,219</u>

**Officers:**

President: Michael J. Snead  
Senior Vice President: John S. Hill  
Vice President: Charles E. Estes  
Vice President: Barbara B. Murray  
Vice President: Carroll D. Starmer  
Vice President: Alan P. Toth  
Corporate Secretary: Betty C. Sutherland

**Directors:**

Anthony J. Del Tufo  
Robert S. Gorin  
Edwin L. Heer  
John S. Hill  
Michael J. Snead  
Carroll D. Starmer  
Edward A. Thomas

---

**POWER OF ATTORNEY**  
**CAROLINA CASUALTY INSURANCE COMPANY**  
**JACKSONVILLE, FLORIDA**

No. 102

**NOTICE:** The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS: that CAROLINA CASUALTY INSURANCE COMPANY ("Company") a corporation duly organized and existing under the laws of the State of Florida, having its Principal office in Jacksonville, Florida, has made, constituted and appointed, and does by these presents make, constitute and appoint

Robert P. Scavetta or Marianne L. Calise or James B. Gilman or Brian H. Eifert of Pelham, New York its true and lawful Agent and Attorney-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, seal, acknowledge and deliver:

any and all bonds and undertakings

and to bind the Company thereby as fully and to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney is granted pursuant to the Minutes of the Special Meeting of the Board of Directors of Carolina Casualty Insurance Company held on March 30, 1966, to wit:

RESOLVED: "That the following Officers of the Carolina Casualty Insurance Company, Chairman of the Board, President, Secretary and Treasurer, or either of them, are hereby authorized to execute on behalf of the Carolina Casualty Insurance Company, Powers of Attorney authorizing and qualifying the Attorney-in-Fact named therein to execute bonds on behalf of the Carolina Casualty Insurance Company, and further, that the said Officers of the Company mentioned, are hereby authorized to affix the corporate seal of the said Company to Powers of Attorney executed pursuant hereto".

RESOLVED FURTHER, this Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind the company except in the manner and to the extent therein stated.

RESOLVED FURTHER, this Power of Attorney revokes all previous powers issued in behalf of the attorney-in-fact named above.

RESOLVED FURTHER, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF Carolina Casualty Insurance Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 26<sup>th</sup> day of June, 1995.



Attest:

By Betty C. Sutherland  
Betty C. Sutherland  
Secretary

Carolina Casualty Insurance Company

By W.E. Gilson, Jr.  
W.E. Gilson, Jr.  
President

**WARNING: THIS POWER INVALID IF NOT PRINTED ON GREEN "MONITOR" SECURITY PAPER.**

STATE OF FLORIDA)  
COUNTY OF DUVAL) SS

Sworn to before me, a Notary Public in the State of Florida, this 26<sup>th</sup> day of June, 1995, by Betty C. Sutherland who is known to me to be the Secretary of Carolina Casualty Insurance Company.

PATRICIA M. JOHNSON  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC255873  
MY COMMISSION EXP. FEB. 25, 1997

Patricia M. Johnson  
Notary Public, State of Florida at Large

**CERTIFICATE**

I, the undersigned, Secretary of CAROLINA CASUALTY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a just, true, correct and complete copy of original Power of Attorney; that the said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and the seal of the Company, this 16<sup>th</sup> day of May, 1996

Betty C. Sutherland  
Betty C. Sutherland, Secretary



27 Route 210  
Stony Point, N.Y. 10980  
Tel (914) 942-1330  
Fax (914) 942-1165



**HELMER-CRONIN CONSTRUCTION, INC.**  
GENERAL CONTRACTORS

November 4, 1993

Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12553

Re: Furniture Options  
Route 207  
New Windsor, New York

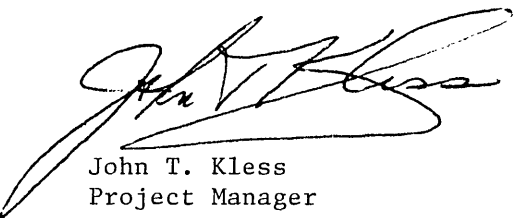
Gentlemen:

Listed below is the cost breakdown of the site work required for the above project.

<u>Description</u>	<u>Estimate</u>	<u>Completed</u>	<u>Complete 4/94</u>
1. Concrete Curb	\$ 500.00	\$ 500.00	\$ 0.00
2. Asphalt Paving	8,000.00	5,500.00	2,500.00
3. Retaining Wall	1,500.00	1,500.00	0.00
4. Landscaping	500.00	0.00	500.00
TOTAL	\$ 10,500.00	\$ 7,500.00	\$ 3,000.00

If you have any questions, please don't hesitate to call. Thank you for all of your help in this matter.

Very truly yours,  
Helmer-Cronin Construction, Inc.

  
John T. Kless  
Project Manager



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/03/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 93-26

NAME: FORMER SLOAN BUILDING RENOVATION  
APPLICANT: H-Z DEVELOPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/09/93	S.P. MINIMUM	PAID		750.00	
08/11/93	P.B. ATTY. FEE	CHG	35.00		
08/11/93	P.B. MINUTES	CHG	49.50		
09/08/93	P.B. MINUTES	CHG	4.50		
09/22/93	P.B. ATTY. FEE	CHG	35.00		
09/22/93	P.B. MINUTES	CHG	27.00		
12/07/93	P.B. ENGINEER FEE	CHG	172.00		
09/02/96	RETURN TO APPLICANT	CHG	427.00		
		TOTAL:	750.00	750.00	0.00

Please issue a check in  
the amount of \$427.00 to:

Helmer - Cronin Construction, Inc.  
27 Route 210  
Stoney Point, N.Y. 10980

Save to Larry Reis 7/12/96 @

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/03/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 93-26

NAME: FORMER SLOAN BUILDING RENOVATION

APPLICANT: H-Z DEVELOPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/31/94	APPROVAL FEE	CHG	150.00		
03/31/94	REC. CK. #2734	PAID		150.00	
		TOTAL:	150.00	150.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/03/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
4% FEE

FOR PROJECT NUMBER: 93-26

NAME: FORMER SLOAN BUILDING RENOVATION

APPLICANT: H-Z DEVELOPMENT

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
/ /		PAID		0.00	
03/31/94	4% OF 10,500.00	CHG	420.00		
03/31/94	REC. CHECK	PAID		420.00	
		TOTAL:	420.00	420.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/03/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
SITE PLAN BOND

FOR PROJECT NUMBER: 93-26

NAME: FORMER SLOAN BUILDING RENOVATION  
APPLICANT: H-Z DEVELOPMENT

--DATE--	DESCRIPTION-----	TRANS	--AMT--CHG	-AMT-PAID	--BAL--DUE
07/17/96	BOND AMOUNT REQUIRED	CHG	5075.00		
07/17/96	TOWN BOARD REC. INS. BOND	PAID		5075.00	
		TOTAL:	5075.00	5075.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/22/93

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 93-26

NAME: FORMER SLOAN BUILDING RENOVATION

APPLICANT: H-Z DEVELOPMENT

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	08/09/93	MUNICIPAL HIGHWAY	09/17/93	SUPERSEDED BY REV1
ORIG	08/09/93	MUNICIPAL WATER	09/17/93	SUPERSEDED BY REV1
ORIG	08/09/93	MUNICIPAL SEWER	09/17/93	SUPERSEDED BY REV1
ORIG	08/09/93	MUNICIPAL SANITARY	09/17/93	SUPERSEDED BY REV1
ORIG	08/09/93	MUNICIPAL FIRE	09/17/93	SUPERSEDED BY REV1
ORIG	08/09/93	PLANNING BOARD ENGINEER	09/17/93	SUPERSEDED BY REV1
REV1	09/17/93	MUNICIPAL HIGHWAY	/ /	
REV1	09/17/93	MUNICIPAL WATER	/ /	
REV1	09/17/93	MUNICIPAL SEWER	/ /	
REV1	09/17/93	MUNICIPAL SANITARY	/ /	
REV1	09/17/93	MUNICIPAL FIRE	/ /	
REV1	09/17/93	PLANNING BOARD ENGINEER	/ /	



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 09/22/93

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 93-26

NAME: FORMER SLOAN BUILDING RENOVATION  
APPLICANT: H-Z DEVELOPMENT

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/11/93	P.B. APPEARANCE . TO BE ON 8/25/93 AGENDA - REVISE AND RETURN	WAIVE P.H.- REVISE
08/04/93	WORK SESSION	SUBMIT APPLICATION

PLANNING BOARD FILE NUMBER: 93-26

MEMORANDUM FOR FILE

DATE: January 27, 1994

On this date: I spoke to John Kless re: paying  
the fee - I told him we should try to finalize  
this because the P.B. is going to ask that he  
come into a meeting to resolve it.

He said he would check into it and  
have Bill Helmer call me.

(m)

1-27-94 3:50 p.m. received a call from Bill Helmer -  
Nike Babcock gave him the fee amount and he  
said he would take care of it in a day  
or two.

PLANNING BOARD FILE NUMBER: 93-26

MEMORANDUM FOR FILE

DATE: March 31, 1994

On this date: William Helmer was in and paid

The 4% Inspection fee and the approval fee. He  
said they (Mr. Mayes, Mr. Helmer & the Engineer) are having  
a meeting on the bond to straighten it out  
He will let me know when it is settled

fm

7/15/94

I spoke to Bill Helmer regarding the bond being posted.  
He said he is doing more work on the site and  
he will let me know.

fm

1-4-95 CALLED BILL HELMER TOLD HIM  
I NEED THE BOND OF \$5,075 HE SAID OK  
AND WILL SEND IT TO MYRA

PLANNING BOARD FILE NUMBER: 93-26

MEMORANDUM FOR FILE

DATE: March 7, 1994

On this date: I spoke to Bill Helmer - he said he  
has had the checks on his desk but the weather  
was bad so he could not get it - I asked  
him if he would mail them and he said  
he wants to see the new Supervisor anyway  
and he would bring them in then.

End

HELMER, WILLIAM - SITE PLAN FEES DUE

MR. PETRO: I think Mr. Babcock is going to discuss it with the planning board, is that correct?

MR. BABCOCK: Mr. Helmer was in a few weeks ago and the board told him that we worked with him on many projects, we'd like him to work with us to get some fees paid and get this squared away. He got approval from the board on September 22 of 1993 for the Hall's Kitchen up the street here and Furniture Options and he came in and he had the applicant ready to go into the building and the board worked with him, got him a permit and get the remodeling started and as of this day, he still has not posted his bonds nor completed his work. There's no C.O. on the building, people are occupying it without a C.O.

MR. LANDER: Is that the fees we're talking about?

MR. BABCOCK: He owes us \$5,075.

MR. LANDER: Bonding?

MR. BABCOCK: That is correct.

MR. LANDER: It's not actually in fees that we're--

MR. BABCOCK: It's a bond that he has to put up or do the work. We have called Mr. Helmer. I have got sheets and sheets and sheets of paper to ask him to come in and that is why we asked the board last time to talk to him. And as of the last meeting or the meeting before after the board talked to him, we still haven't heard from him.

MR. LANDER: He's in violation of something here, Mike, right?

MR. BABCOCK: We can give the people that, the occupants violations and so on and so forth but it's really not fair to them.

MR. DUBALDI: What's being bonded Mike, specifically?

MR. LANDER: Paving not done yet.

MR. BABCOCK: Not all the paving is done, it's partial landscaping, paving, curbing, I don't have the printout.

MR. DUBALDI: Not just one item?

MR. BABCOCK: Handicapped parking sign, lighting, landscaping, finish pavement, re-striping of the parking lot once they pave, that is pretty much it so it's not something that the building met the code and we issued a C.O. tomorrow and just the idea that everybody else either puts up the bond or does the work and you know Mr. Helmer is in front of us right for another project and we really should talk to him in reference to get this thing straightened away since September of '93.

MR. LANDER: So he can't legally have people unless he has a C.O. He doesn't have one, does he?

MR. BABCOCK: No, we would issue the C.O. tomorrow. We don't want to hurt the businessman.

MR. PETRO: Mike, how can the planning board help your department?

MR. BABCOCK: Well, like I said, Mr. Helmer's in front of this board right now for another approval for a building right down the street and I think that we need to tell him that he needs to straighten this building out before we go any farther.

MR. LANDER: So maybe we should send him a letter.

MR. PETRO: We have done that already. What we're going to have to do is take a drastic measure, when time comes for a C.O. for the new building to have everything cleared up at that time or there should be no C.O. if you want to wait that long.

MR. LANDER: Is he on the agenda for the next meeting?

MR. EDSALL: I don't believe he is on.

MR. BABCOCK: He's in front of the zoning board right now for variances. So it's going to be the zoning board is not meeting, there's a holiday, so it is going to be a while before he gets back to the board.

MR. PETRO: They made a special meeting.

MR. KRIEGER: February 5th.

MR. LANDER: Have Mr. Helmer come in and address the board why this bond hasn't been paid.

MR. PETRO: Didn't he come in and we discussed this?

MR. EDSALL: He was in for the site and then referred over, correct?

MR. BABCOCK: He came in for the Insul-Sash building.

MR. PETRO: Not for this.

MR. BABCOCK: That night we mentioned and you also mentioned to him that we helped you out and worked with you on the other building.

MR. PETRO: Still nothing has been done.

MR. BABCOCK: He said he would and we haven't heard from him. We have got open files.

MR. PETRO: Let's do this. Let's, like Ron suggests, let's have Myra draft a letter with you, send it one more time, get the fees paid up, what we need. If it is not done, then it will adversely affect his new application and just state it that way.

MR. KRIEGER: I don't think legally you can tie one application to the other. I think stating it that way creates some exposure on the part of the board.

MR. LANDER: We're twisting his arm.

MR. KRIEGER: What you say to him verbally or how it's communicated if not in a written letter perhaps you may

feel a little more latitude in there but--

MR. PETRO: Come up with the right wording, don't use my wording, evidently, it's not correct.

MR. EDSALL: Not to add fuel to the Helmer fire but we have been contacted several times by Mt. Ellis Paper, an interested party in the Gateway Subdivision who has drainage problems which this board also brought to Mr. Helmer's attention were never resolved. We followed up on the status and apparently, the last resolution which in concept seemed to be an agreeable solution and not an ideal solution but the best available solution, the agreements as we left the meeting was that Bill Helmer would authorize and hire as it may be Greg Shaw to go ahead and prepare the actual design plans so that they could be circulated and everyone could accept it and whatever easements have to be executed would be. Well, apparently it is well over a year that this has been pending, Mr. Helmer has not caused that to proceed. I don't believe Greg has been authorized to work on it. So I believe also you have to be aware that they are not vigorously pursuing that solution either and Mt. Ellis is very interested in whether or not this board is going to consider future development on the same industrial park which would directly affect the drainage without having that resolved so--

MR. LANDER: Now, Mark, another thing is that we have Insul-Sash over there, where is all this drainage going that I see him bring in, where is that going to end up?

MR. BABCOCK: The drainage that is being installed there now is ECT's. We authorized that.

MR. EDSALL: ECT's piping is replacing a collapsed line.

MR. LANDER: That is the big hole in the ground that was there for two years?

MR. EDSALL: Yes, that was their detention pond, I guess.

MR. LANDER: I put my cones around it. They told me



it's nobody's job so I took them back. Where is this drainage going?

MR. EDSALL: Insul-Sash.

MR. LANDER: The ones they are putting in now?

MR. EDSALL: ECT is discharged at the exact point that the existing system that collapsed is discharged towards Mt. Ellis towards the same drainage course.

MR. KRIEGER: I think in line with my earlier comments I expressed some difficulty with relating those two projects. However, as I understand it, the drainage question here is directly tied to Insul-Sash, should the zoning board grant the variances they are looking for and should that come back here.

MR. EDSALL: So I would suggest if we're in the letter writing mood, maybe we can authorize that we put it in writing because I can hear it now, you know, I didn't know that I had to get this resolved.

MR. PETRO: Take care of it, please with Mark and Myra, they can use the planning board as a letterhead.

MR. EDSALL: Okay.

MR. STENT: Is there any bonding on the drainage that they were supposed to do in 1993, any bonds ever posted for that?

MR. EDSALL: No, that as was part of a--

MR. BABCOCK: Subdivision.

MR. EDSALL: Well, the subdivision is a commercial subdivision and then of course the board addresses drainage as part of each site plan. The actual subdivision that created the initial lots and created the road was years ago and there are some bonds that are currently posted for the public road but they do not include these major drainage courses through private property.

January 24, 1996

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MR. STENT: So we couldn't call none of those bonds?

MR. EDSALL: No.

MR. PETRO: I think we have gone over that enough.



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15 October 1993

MEMORANDUM  
(via fax)

TO: Michael Babcock, Town Building Inspector

FROM: Mark J. Edsall, P.E., Planning Board Engineer

SUBJECT: HZ DEVELOPMENT (HELMER) SITE PLAN  
FIELD REVIEW 14 OCTOBER 1993  
MHE JOB NO. 87-56.2/T93-\_\_

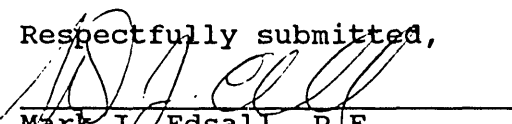
On the afternoon of 14 October 1993 I visited the Halls Kitchen and Bath site which was the subject of the referenced application to the Town Planning Board. At the time of my visit, the only change which I noted from the previous site visit was the construction of a concrete curb along the west side of the building and some grading which had been performed in the parking lot area. No paving existed over this parking area and, in fact, the area was extremely wet, unstable and "muddy". The material utilized does not appear to be an Item 4 or similar subbase material.

Further, it should be noted that no handicapped access existed to the building. A temporary wood ramp had been set in front of the entrance door. No handicapped parking space existed in the location shown on the approved site plan.

Based on the above, it is my opinion that the great majority of the site work has not been completed. Further, it is my understanding that the Applicant is requesting a Certificate of Occupancy at this time, which appears impossible based on the Town's normal practice, since code complying handicapped access to the facility does not exist. Based on my understanding of the State Code, as well as the Town's normal practice, it would appear impossible and inappropriate that a Certificate of Occupancy be issued, or a site completion amount be established at this time.

Please contact me if you have any questions regarding the above.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Principal  
MJEmk

cc: James Petro, Planning Board Chairman  
A:10-15-6E.mk



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TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: HZ DEVELOPMENT (HELMER) SITE PLAN AMENDMENT  
(FORMER SLOAN BUILDING)  
PROJECT LOCATION: NYS ROUTE 207  
SECTION 4-BLOCK 3-LOT 7  
PROJECT NUMBER: 93-26  
DATE: 22 SEPTEMBER 1993  
DESCRIPTION: THE APPLICATION INVOLVES A REVISION TO THE USE OF  
THE TOP FLOOR AND THE ASSOCIATED SITE IMPROVEMENTS  
TO THE WEST OF THE BUILDING. THE PLAN WAS  
PREVIOUSLY REVIEWED AT THE 11 AUGUST 1993 PLANNING  
BOARD MEETING.

1. At the 11 August 1993 Planning Board Meeting, the plan was reviewed and several additions and corrections were requested. Pursuant to same, the Applicant has clearly indicated the uses on each floor, has completed the parking requirements calculations, and has added the southeasterly planting area back onto the plan.

The following additions or corrections which were requested have not been added to the plan:

- a. Addition of topographical information to address grade differential at the site and existing/proposed elevations.
  - b. Add note back onto plan with regard to the building being furnished with municipal water.
2. In my review of the latest plan submitted, I have noted that the dumpster enclosure is proposed against the rear (north) corner of the building. Based on the most recent interpretations of the State Code, this location may not be permissible. The Fire Inspector's office should be consulted.
  3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.

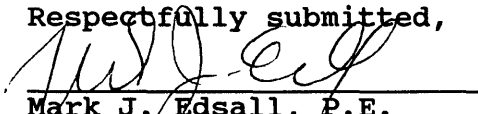
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

-2-

PROJECT NAME: HZ DEVELOPMENT (HELMER) SITE PLAN AMENDMENT  
(FORMER SLOAN BUILDING)  
PROJECT LOCATION: NYS ROUTE 207  
SECTION 4-BLOCK 3-LOT 7  
PROJECT NUMBER: 93-26  
DATE: 22 SEPTEMBER 1993

4. The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
5. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
\_\_\_\_\_  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:HZ.mk

RESULTS OF P.B. MEETING

DATE: September 22, 1993

PROJECT NAME: H Z Development PROJECT NUMBER 93 26

\* \* \* \* \*

LEAD AGENCY:

\* NEGATIVE DEC:

M) S S) L VOTE: A 4 N 0

\* M) S S) D VOTE: A 4 N 0

CARRIED: YES ✓ NO

\* CARRIED: YES: ✓ NO

\* \* \* \* \*

PUBLIC HEARING: M)    S)    VOTE: A    N   

WAIVED: YES    NO   

SEND TO OR. CO. PLANNING: M)    S)    VOTE: A    N    YES    NO   

SEND TO DEPT. OF TRANSPORT: M)    S)    VOTE: A    N    YES    NO   

DISAPP: REFER TO Z.B.A.: M)    S)    VOTE: A    N    YES    NO   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:   

M) S S) L VOTE: A 4 N 0 APPR. CONDITIONALLY: See below

NEED NEW PLANS: YES    NO   

DISCUSSION/APPROVAL CONDITIONS:   

Originally approved on 9/1/92

Cost estimate must be submitted

REGULAR ITEMS

H-Z DEVELOPMENT SITE PLAN (93-26)

Mr. William Helmer appeared before the board for this proposal.

MR. HELMER: Okay, basically this is providing parking and finishing the site plan, we had obtained approval I think application 91-2 for the I guess southeast side of the building for the lower floor and since that time, we now have leases on the upstairs and we're completing the parking and the site work for the remaining part of the building. And I think the last time we were here, you had some questions on the calculation of the parking which we have gone over with Mark and indicated on the parking requirements for the first floor and we have added some notes and some clarifications that Mark wanted added on the plan.

MR. PETRO: Bill, at the August 11 meeting I believe it was Mr. Dubaldi, one of the members had requested some topo lines put on to the map.

MR. HELMER: Yes, there are elevations on here, there's no big grade differential as it works out, the west side of the building, the grade is much higher than the east side and so we have elevations of finished grades on here to indicate that there's no great bank or anything where I think there's a question as to what was going to happen with the elevations here but it pretty much meets the elevations.

MR. LANDER: What are we going to do with parking spaces 6, 7, 8 and 9, so the cars don't drive off?

MR. HELMER: Basically, we can do some kind of bumper but there isn't a steep slope there, it's maybe 5, 6 percent grade just going down there, there will be grass. What we want to do is have grass around this area.

MR. LANDER: Also at the loading dock

MR. HELMER: There we have indicated keystone retaining wall system which I have the, it's about a 4 foot high wall that was built just along here adjacent to the building and we have a railing at the top of that and there is a, about five or six feet from the truck wheels it meets all the engineering requirements for truck loading.

MR. LANDER: I just drove by and it didn't look that I was worried about the steepness here, didn't look that bad.

MR. HELMER: When we get the base of stone in and paving it will come up another 6, 8 inches and you know because the other side is so low, you would think looking at the plan that this side isn't but we ran the elevations and it's about 5 percent grade from here to there, the worse spot, about 100 feet.

MR. EDSALL: Maybe I was misunderstanding the plan. Are these elevations the existing elevations or proposed?

MR. HELMER: No, they are proposed grades.

MR. EDSALL: Are they proposed as in the ones you have just finished rough grading on?

MR. HELMER: Right plus we have to come up another eight inches.

MR. EDSALL: It's going to be uniform fill?

MR. HELMER: That is right.

MR. EDSALL: I was under the impression that is existing.

MR. HELMER: No, this is new proposed finished grades, we just ran elevations to take a look at that because we also understood the question that you thought there was going to be a steep bank off that end and there is not, we'll grade that all to an even slope.

MR. PETRO: Dumpster enclosure in the back Mark had



some questions whether that would be good site for it. We don't have anything back from the fire department Mark?

MR. EDSALL: That is something that I've got to apologize to Bill not seeing before when I did see it, I'm just curious, although it may have been approved in the past, fire department may have you moving that.

MR. HELMER: That is basically, there's an existing one there that is about four feet bigger that is already built there and they have been using that and that is the garbage people requested that is where it be put and make it a little bigger for their couple of dumpsters. Basically, is where the operation we have upstairs there's almost no, it's furniture and it's display area basically so no packing or unpacking everything goes direct to the homeowner and the kitchen place is the same way, that is basically used for the downstairs for the candy manufacturer.

MR. DUBALDI: I know at one time Laura Page had a sign and they took it down. Is there a place for a sign?

MR. HELMER: What we're doing is included with the building permit is a new awning mansard on the front of the building going to be green and white and have a sign panel band white and the lettering will go on that for the three different locations.

MR. PETRO: 80 percent of the work being done at this site is interior, is that correct?

MR. HELMER: That is right, basically we're pretty well done with the interior but the main thing we want to do is get the paving in before winter we're going to paint the exterior and put a new mansard.

MR. PETRO: I don't have any objection, I think it was more of a housekeeping procedure.

MR. LANDER: We had to have something on here.

MR. PETRO: Just something.

MR. LANDER: Mark, you have no problem with that? Well, you can go over that with Bill on the retaining wall.

MR. EDSALL: I think that is basically in now and look as if they used premanufactured system.

MR. HELMER: Yes and it has a mesh in it but I have all the details for Mark.

MR. EDSALL: Just for the record, now that we have a better understanding on what the point elevations mean I just did some quick calculations of the slope, it looks at if the parking area to the left the one through five is somewhat under 4 percent, parking area to the right is around 6 percent which I would just caution you be a little careful when you get near the handicapped space to leave a little plateau and drop down and the center drive area is around 8 percent which is a little steep but they are working on getting down to the loading dock and bottom area.

MR. PETRO: You look to have 5 percent.

MR. EDSALL: They are dropping down for docks, I can understand why they are doing what they are doing. The only thing that may be worthwhile if you do end up with a problem of heavy slope below these spaces 6 through 9 you may want to suggest what Ron suggested is get some kind of wheel stop.

MR. LANDER: So they don't fly off the hill.

MR. HELMER: We've shown 12 but we are only required ten, we need that to move the truck, he only unloads once a week and it's early in the morning so we just showed more spaces technically but if there's a problem with that, Mark we can look at it in the field.

MR. EDSALL: Slopes what I am basically saying is the slopes look reasonable given the fact they are trying to make grade to set up for a loading dock.

MR. HELMER: It's really a lot less steep on the other side of the building.

MR. EDSALL: I don't have any problem with it.

MR. LANDER: No, neither do I.

MR. PETRO: Lead agency?

MR. SCHIEFER: I make a motion New Windsor Planning Board take lead agency on the SEQRA process in the H-Z Development.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board take lead agency for the H-Z Development site plan. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Planning Board should require that a bond estimate be required in accordance with Paragraph A 1 G of Chapter 19 of the Town Code. At this time, I think we have gone over the whole shooting match.

MR. EDSALL: If you are in a position tonight to consider approval, I didn't hear you go through a negative dec or did you. You waived the public hearing August 11.

MR. SCHIEFER: Is there any reason why we shouldn't go ahead and approve it?

MR. PETRO: We have to do a negative dec first.

MR. SCHIEFER: Make a motion declare negative dec.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board declare negative dec on the H-Z Development site plan. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. SCHIEFER: I make a motion we approve the site plan of H-Z Development.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board approve the H-Z Development site plan amendment. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. SCHIEFER	AYE
MR. DUBALDI	AYE
MR. LANDER	AYE
MR. PETRO	AYE

HELMER

MR. PETRO: Secondly, we have Mr. Helmer had come in about a month ago.

MR. VAN LEEUWEN: He was supposed to be here, wasn't he?

MR. PETRO: That is correct, yes, first of all, he kind of pushed us to get on the agenda at which we obliged him, they had a problem because they had a tenant going in, they wanted a building permit which he was obliged, as long as he comes back with some form of site plan. They were going to do this. This will be the second meeting that they have not shown up and I have instructed, as long as the other board members feel that we're moving in the right direction and agree with it, to contact him tomorrow and get him in here in some capacity so we have something to look at.

MR. DUBALDI: Makes sense.

MR. VAN LEEUWEN: Well, he hasn't done anything to the outside, just a little bulldozing work which is minor, I pass there every day and he's working on the inside of the building.

MR. PETRO: I don't see any problems but to let it go for six months and a year and he never shows up again is a wrong thing.

MR. DUBALDI: I want to see topo on that as well how steep he's making everything.

MR. PETRO: There were a few things we had requested so Myra tomorrow can you follow through with that if there's no objections from the board members.

MR. LANDER: No, we can't put a stop work order so we might as well try to get him in here.

HELMER, WILLIAM S.P. (93-26) Rt. 207

Steven Zerilli appeared before the Board for this proposal.

BY MR. BABCOCK: Actually this is on Route 207.

BY MR. ZERILLI: My name is Steve Zerilli, I am here appearing for H. C. Development and we're here seeking final site plan approval for this parcel which is on 207. It's the old Sloan Furniture building. We currently have two tenants in the building and about to put a third tenant in and we are here seeking the final approval of the site plan now that we have finally determined the uses that the building is involved in. I believe Mr. Helmer was before the workshop a week ago and I think based on the results of the workshop we were told that we could appear here tonight and seek a final approval.

BY MR. LANDER: What is going to be, I know we got Hall's Kitchens.

BY MR. ZERILLI: We have the, also downstairs Laura Page which is the candy manufacturer and then the last, the third tenant you have upstairs is going to be a Furniture Options, it's going to be a furniture display showroom.

BY MR. PETRO: It's the understanding that you're here primarily for the approval of the parking lot on the west side of the property, the west side of the building, is that correct?

BY MR. ZERILLI: That is correct.

BY MR. PETRO: You want to have some internal use of the top floor, your only use of the top floor of the building?

BY MR. ZERILLI: It's going to be the remainder of the top floor is going to be leased out to the third tenant, the building at this time will be fully leased.

BY MR. PETRO: Not reviewing anything else, there are no other amendments to any other site plan, other than those two items?

BY MR. ZERILLI: Those are the two items. What we want to do, and I think it was discussed at the workshop last week, is obtain approval to complete modifications to the exterior that involved refinishing the brick on the front of the building, some of the work we're going to do for the third tenant is going to involve changing the windows on the front of the building to upgrade some of the store front windows and entrances for the third tenant and then we are going to put a mansard type awning around the front and around on both sides of the building as well and that will complete the site. It shows on the second drawing.

BY MR. PETRO: Can you calculate quickly the parking spaces, can you do that, or is it going to take time?

BY MR. EDSALL: I want to work through it with Mike more carefully. Normally we do that prior to the meeting not during it.

BY MR. ZERILLI: I believe those calculations were done at the workshop last week.

BY MR. VAN LEEUWEN: What else should be done is we already approved this complete site plan a number of years ago about a year and a half, two years ago, when Hall's Kitchen, when the Laura Page came in, okay, we said give us an idea what the maximum parking you have and what you can do with it and we'll approve and all we have to do is give him special permit in this case for the retail. Because this is a PI zone or C zone.

BY MR. BABCOCK: No, it's PI zone but it was an existing, nonconforming retail furniture outlet, so we have no problem as far as zoning putting a retail business back in there.

BY MR. LANDER: What he had to do is --

BY MR. BABCOCK: Hall's Kitchen is retail.

BY MR. LANDER; Was to demonstrate the parking.

BY MR. PETRO: How does this parking differ from the parking that was approved on the original plan?

BY MR. ZERILLI: To the best of my knowledge it doesn't, I don't have the copy of the original plan.

BY MR. EDSALL: The parking lot is different.

BY MR. PETRO: Have you gained spaces, have you lost spaces, how is it modified or changed?

BY MR. VAN LEEUWEN: I don't think you had as many parking spaces on this western end, but this end was approved.

BY MR. ZERILLI: There is no changes to anything on the eastern side of the building, it's only on the western side.

BY MR. PETRO: You don't have any idea if you have more spaces now than what were on the original plan?

BY MR. EDSALL: We have to look at the storage, there's also an application, when the application comes in you have to look at the retail and storage area.

BY MR. SCHIEFER: You have to let the engineer look over this thing, see if we have adequate parking.

BY MR. VAN LEEUWEN: If we want to do something like that, just let the engineer and the two engineers work it out and it will be subject to, that is all.

BY MR. ZERILLI: It's my understanding that that has previously been done at the workshop.

BY MR. EDSALL: That is incorrect. The numbers were discussed as far as the town's requirements, the calculation was not done and unfortunately the plan that was submitted to me was of such poor quality that I couldn't read the calculations, so therefore I have not reviewed them yet because it was a photocopy.

BY MR. PETRO: He has seven or eight items on his comments that are going to need to be addressed. I know why you're here and what you'd like to do and we'd like to accommodate you but I don't see without getting into the letter of the law how can we approve something we don't even know if the calculations are correct.

BY MR. ZERILLI: I can understand that.



BY MR. EDSALL: You may want to go over just some of the concerns as to how you want to handle them so that I'll have some guidance if you want me to go through those quickly.

BY MR. PETRO: Zoning data table does not indicate proposed use of the floor.

BY MR. EDSALL: 3C was what Mike and I had concern on how the construction would occur when we had a site inspection when the C.O. was requested pursuant to the old site plan. There's quite a slope coming off 207 going towards the back of the building and in fact now they are adding additional four more spaces further in the building where the slope is even greater and it was quite difficult to even get a car in and out of the graded parking area when we were there several months ago. I just wonder how they are going to establish this parking area, if they are bringing in a couple feet of fill, how they are going to do it.

BY MR. PETRO: Probably more than 10 or 12 percent.

BY MR. EDSALL: I don't believe that the slope that is there would be an acceptable slope to the Planning Board and there is no topo on this plan, so it makes it difficult for us.

BY MR. LANDER: Would it be over 5% then?

BY MR. EDSALL: I would think so for sure. Again, I don't have the information.

BY MR. BABCOCK: I'm not sure, it drops off straight down.

BY MR. VAN LEEUWEN: I'd say probably 12, 14% slope at least.

BY MR. LANDER: What I'm concerned with, people are going to park their cars there, people are not even employees.

BY MR. EDSALL: They added a loading dock which is not really a problem, they just relocated the access for the loading. As a result of that, because of that, because of a grade they had to put in a retaining wall. There was no plans, I don't know how it was constructed. What I'm concerned about if they

need to construct another parking lot.

BY MR. PETRO: How does the Planning Board know if we need those parking spots, maybe we don't need them.

BY MR. EDSALL: I don't have a calculation.

BY MR. PETRO: Why not do the calculation first?

BY MR. EDSALL: It's your choice as to what slope information you want.

BY MR. VAN LEEUWEN: I think maybe what he wants to do is start fixing up the building and which I have no problem with, okay, and get ready and maybe we should put him on the next meeting and maybe you and the two engineers get together and get this stuff straightened out so we can do something, because right now, the way it is, it's difficult.

BY MR. DUBALDI: There is a dropoff there, there should be like a fence or something to keep the cars from going too far over.

BY MR. EDSALL: Do you want to have topographic information to review or not, that is the bottom line?

BY MR. SCHIEFER: In the parking area, yes, if you're going to have the darn thing sitting on a steep slope, sure, I'd much rather go along with putting it on the next agenda, making it subject to everything that hasn't been done. There's just too much involved here.

BY MR. LANDER: Mr. Helmer can go along and put the windows in.

BY MR. ZERILLI: If we can proceed with the work that we need to do as far as the leasehold and the building is concerned for the tenant, that is going to be occupying this space and come back to this Board at the next meeting with information required, that would certainly help us out.

BY MR. SCHIEFER: Is that okay by you?

BY MR. BABCOCK: Fine, as long as you guys agree, I have no problem, they have to get a building permit to do that work.

BY MR. SCHIEFER: As long as you issue a building permit.

BY MR. EDSALL: One other question for you, 1G on the east side of the building there is a large striped area shown here, on the initial plan that you approved that was a landscaped area. What is your reference, cause that is being amended by this plan.

BY MR. VAN LEEUWEN: That is what we got to see, he's got to get a copy of the other plan.

BY MR. EDSALL: What I'm telling you is that they have changed the landscaped area to a striped area of pavement. What is your preference?

BY MR. LANDER: Wonder why they changed it.

BY MR. EDSALL: I would keep in mind that that is a quite steeply sloped area.

BY MR. LANDER: You can't park anything there.

BY MR. EDSALL: Do you want landscaped or do you want striping because the original plan has landscaping?

BY MR. PETRO: I'd like to stay with the original plan on that.

BY MR. LANDER: Landscaping.

BY MR. SCHIEFER: Landscaping.

BY MR. VAN LEEUWEN: You have to give us a little topo.

BY MR. ZERILLI: With respect to that particular issue, why don't we come back in two weeks and give you a good reason why it should be striped, if we think it should be. How is that?

BY MR. LANDER: Well, we'll listen.

BY MR. PETRO: At this time, it's my understanding that the Board is going to allow Mike Babcock to issue a building permit tomorrow morning if it meets his requirements in his department for the Helmer site plan amendment to continue on with the minor building construction.

BY MR. EDSALL: You should decide if you want to have a public hearing. If not, go ahead and get it on the record if they are aware, if you don't want it.

BY MR. PETRO: I think it's very minor in changing this, you're changing some of the parking lot around. Basically the building use.

BY MR. DUBALDI: I make amotion we waive the public hearing.

BY MR. VAN LEEUWEN: Second.

BY MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing for the Helmer development site plan amendment on Route 207.

ROLL CALL:

MR. VAN LEEUWEN: Aye.

MR. SCHIEFER: Aye.

MR. LANDER: Aye.

MR. DUBALDI: Aye.

BY MR. PETRO: Aye.

BY MR. PETRO: At this time, again, a building permit will be issued. You'll be on our next agenda. If you can get everything together, at that time we'd appreciated it. If we don't hear from you for a long time, remember building permit can be stopped.

BY MR. ZERILLI: We'll be back in two weeks, if you can accommodate us on your agenda. Thank you.

BY MR. PETRO: Also Steve, the plans should be in no later than Thursday.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: HZ DEVELOPMENT (HELMER) SITE PLAN AMENDMENT  
FORMER SLOAN BUILDING  
PROJECT LOCATION: NYS ROUTE 207  
SECTION 4 - BLOCK 3 - LOT 7  
PROJECT NUMBER: 93-26  
DATE: 11 AUGUST 1993  
DESCRIPTION: THE APPLICATION INVOLVES A REVISION TO THE  
USE OF THE TOP FLOOR AND THE ASSOCIATED SITE  
IMPROVEMENTS TO THE WEST OF THE BUILDING.

1. At this time I do not have an original plan for this application. I have only received a full size photocopy of the plan, which is somewhat difficult to review.
2. It is my understanding that the only amendments proposed involve the parking lot and landscaping to the west of the building and the internal use of the top floor. The Planning Board should discuss this with the Applicant and verify this understanding.
3. I have made a concept review of the plan and note the following concerns:
  - a. The use information in the zoning data table does not indicate a proposed use for the first (top) floor.
  - b. I am unable to read the parking requirements calculations. These calculations should reflect the individual uses of each floor based on area.
  - c. This plan does not include any information relative to site elevation or topography. This may be of concern in the development of the westerly parking lot, since field observation indicates a significant grade difference in the area and the parking lot is being extended further into the property as part of this amendment.

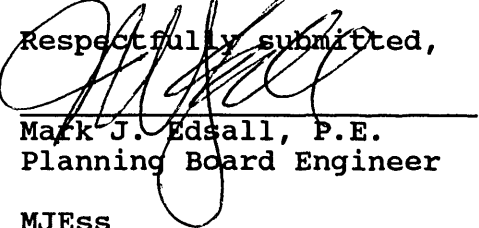
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: HZ DEVELOPMENT (HELMER) SITE PLAN AMENDMENT  
FORMER SLOAN BUILDING  
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SECTION 4 - BLOCK 3 - LOT 7  
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DATE: 11 AUGUST 1993

-2-

- d. The amendment also includes the addition of a loading dock on the west side of the building. Due to grade conditions, a retaining wall has been constructed in that area. The Board may wish to discuss the need for any details for this wall, possibly consulting with the Building Inspector as to the Town's typical requirements in this regard.
  - e. The former plan included a note indicating that the building will be tied into the public water system. It appears that this note has been deleted from this Site Plan amendment.
  - f. The plan title block should clearly note that this is a Site Plan amendment to the former application 91-2.
  - g. The Board should note that the planting island on the east side of the building, near the front, has been deleted and a painted island proposed.
- 4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
  - 5. The Planning Board should determine, for the record, if a Public Hearing will be necessary for this Site Plan, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
  - 6. At such time that the Planning Board has made further review of this application, further engineering reviews and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEss

A:hzdevel.ss

# RESULTS OF P.B. MEETING

DATE: August 11, 1993

PROJECT NAME: Hilmer, William S.P. PROJECT NUMBER 93-26

\*\*\*\*\*

LEAD AGENCY:

\* NEGATIVE DEC:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

\* M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_

CARRIED: YES\_\_\_ NO\_\_\_

\* CARRIED: YES:\_\_\_ NO\_\_\_

\*\*\*\*\*

PUBLIC HEARING: M) Q S) V VOTE:A 5 N 0

WAIVED: YES ✓ NO\_\_\_

SEND TO OR. CO. PLANNING: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

SEND TO DEPT. OF TRANSPORT: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

DISAPP: REFER TO Z.B.A.: M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ YES\_\_\_ NO\_\_\_

RETURN TO WORK SHOP: YES\_\_\_ NO\_\_\_

APPROVAL:

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPROVED:\_\_\_

M)\_\_\_ S)\_\_\_ VOTE:A\_\_\_ N\_\_\_ APPR. CONDITIONALLY:\_\_\_

NEED NEW PLANS: YES ✓ NO\_\_\_

DISCUSSION/APPROVAL CONDITIONS:\_\_\_

Need parking calculations

Landscaping to be in striped area on East.

Next agenda

B.P. to be issued at this time for minor repairs

Need topo info in parking area

\_\_\_\_\_

Need copy of Original approved plan for this file



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 93 - 26

DATE PLAN RECEIVED: SEP 17 1993 Rev. 1

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by \_\_\_\_\_  
\_\_\_\_\_ for the building or subdivision of \_\_\_\_\_  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature] 9/23/93  
HIGHWAY SUPERINTENDENT DATE

9/23/93  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE



INTER OFFICE CORRESPONDENCE

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 24 September 1993  
**SUBJECT:** H-2 Development Site Plan

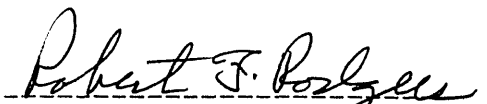
**PLANNING BOARD REFERENCE NUMBER:** PB-93-26  
**DATED:** 17 September 1993

**FIRE PREVENTION REFERENCE NUMBER:** FPS-93-056

A review of the above referenced subject site plan was conducted on 20 September 1993.

This site plan is acceptable.

**PLANS DATED:** 15 September 1993; Revision 3.

  
Robert F. Rodgers; *CA*  
Fire Inspector

RFR:mr  
Att.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

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Milford, Pennsylvania 18337  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B #        -       

WORK SESSION DATE:

4 AUG 93

APPLICANT RESUB.

REQUIRED: New App

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Helmer S/P Am. (Sloan site)

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

Bill Helmer

MUNIC REPS PRESENT:

BLDG INSP. VAC

FIRE INSP. X

ENGINEER X

PLANNER       

P/B CHMN.       

OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Old Sloan Bldg.

- add paving detail

- cross hatch white near side entrance

- blue for on

next avail agenda  
after plans

4MJ91 pbwsform

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

(This is a two-sided form)

APPLICATION FOR SITE PLAN, ~~SUBDIVISION PLAN,~~  
~~OR LOT LINE CHANGE APPROVAL~~

1. Name of Project FORMER SLOAN BUILDING RENOVATION
2. Name of Applicant H-2 Development Pt. Phone 914-564-3600  
Address 27 Central Drive, STONY POINT, N.Y. 10980  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record H-2 Development Pt. Phone 914-564-3600  
Address 27 Central Drive, STONY POINT, N.Y. 10980  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan DYAM Phone 268-5200  
Address 612 Corporate Way, VALLEY COTTAGE N.Y. 10989  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney — Phone —  
Address —  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting William Helmer or John Viles Phone 914-942-1330  
(Name)
7. Location: On the SOUTH side of RT 207 AT  
THE INTERSECTION (Street)  
feet of RT 300 (TEMPLE Hill Rd.)  
(Direction) (Street)
8. Acreage of Parcel 3.163 9. Zone PI, 9A. School Dist NEWBURGH CITY SCHOOL
- 9B. If this property is within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District, please complete the attached Agricultural Data Statement.
10. Tax Map Designation: Section 4 Block 3 Lot 7
11. This application is for REVISED SITE PLAN TO  
ACCOMMODATE NEW LOADING DOCK - OLD  
LOADING DOCK WAS UNSAFE.

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NOT TO OUR KNOWLEDGE

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) NONE

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

WILLIAM F. HELMER being duly sworn, deposes and says that he resides at GREY BEECH LANE, POCONO, N.Y. in the County of ROCKLAND and State of NEW YORK and that he is (the owner in fee) of PARTNER of the PARTNERSHIP (Official Title) which is the Owner in fee of the premises described in the foregoing application and that he has authorized William F. Helmer to make the foregoing application as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

6<sup>th</sup> day of Aug. 1993

Thomas W. Torpey  
Notary Public

William F. Helmer  
(Owner's Signature)

William F. Helmer  
(Applicant's Signature)

Partner  
(Title)

THOMAS W. TORPEY  
NOTARY PUBLIC, STATE OF NEW YORK  
RESIDING IN ROCKLAND COUNTY  
RES. 8-93

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

William F Helmer, deposes and says that he  
resides at 27 Central Drive  
(Owner's Address)  
in the County of Rockland  
and State of New York  
and that he is the owner in fee of former Sloan Building  
& Partner of H-2 Development partners.  
which is the premises described in the foregoing application and  
that he has authorized John Kless  
to make the foregoing application as described therein.

Date: 8/5/93

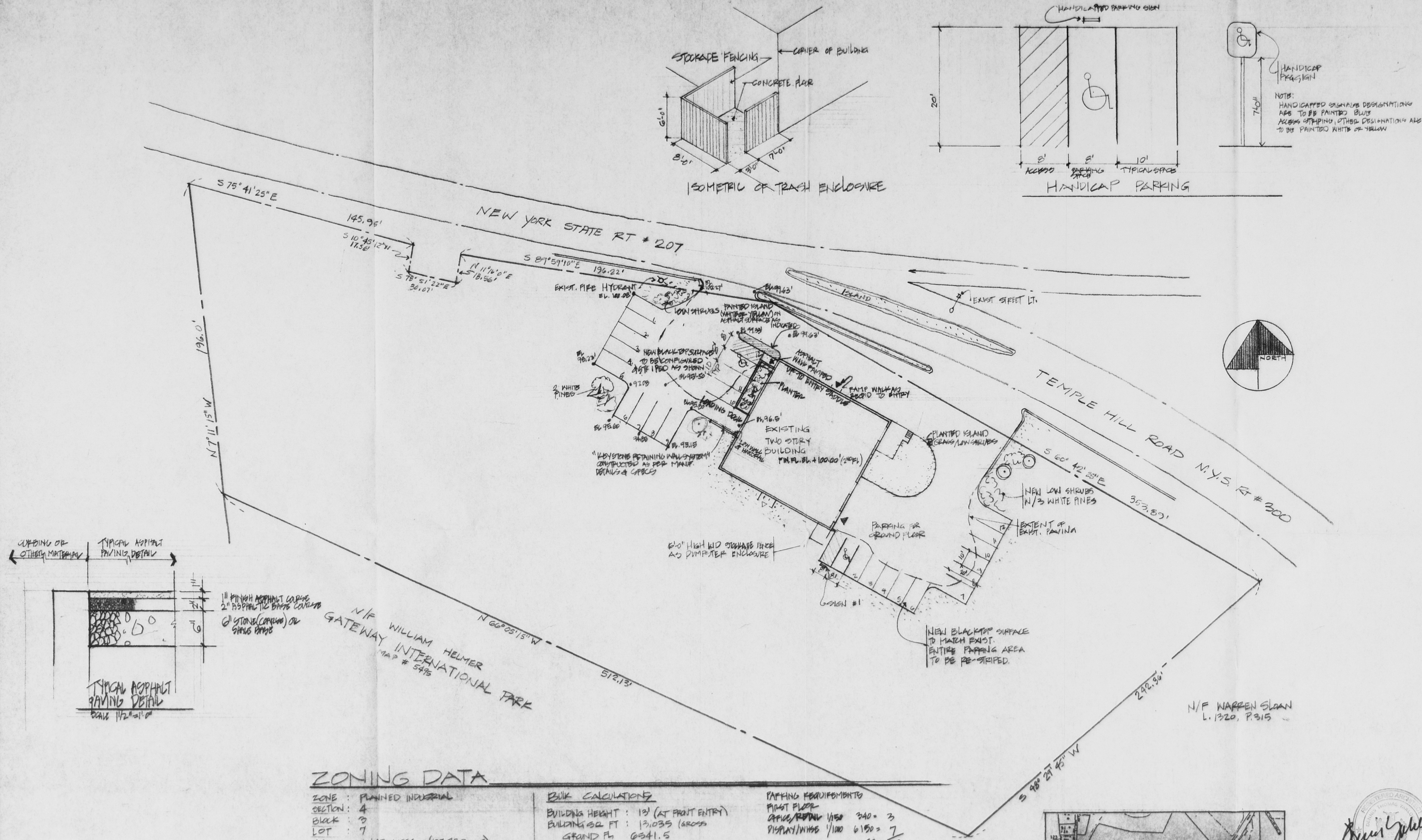
William F Helmer  
(Owner's Signature)

James P Chankala  
(Witness' Signature)

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.



**PROPOSED RENOVATION  
FOR COMMERCIAL BLDG  
NEW WINDSOR, NEW YORK**



**ZONING DATA**

ZONE : PLANNED INDUSTRIAL  
SECTION : 4  
BLOCK : 3  
LOT : 7  
AREA : 9.163 ACRES. (137,780 S.F.)

USE EXISTING PROPOSED  
GROUND CANDY MANUF A-15  
FIRST FURNITURE/RETAIL / WAREHOUSE/DISPLAY

**YARD REQUIREMENTS**

	EXIST/PROPOSED	REQUIRED
FRONT	26.8' ±	50
REAR	140' ±	20
SIDE	210' ± / 930' ±	15/40

\* PRE-EXISTING NON-CONFORMING USE

**BULK CALCULATIONS**

BUILDING HEIGHT : 13' (AT FRONT ENTRY)  
BUILDING SQ. FT. : 13,035 (GROSS)  
GROUND FL. 6541.5  
FIRST FL. 6493.5

**PARKING REQUIREMENTS**

GROUND FL. :  
OFFICE 1/200 498 = 2.49  
WHSE 1/1000 2796 = 2.79  
MANUF. 1/400 2440 = 6.1  
TOTAL 11.38 ± 12

**PARKING REQUIREMENTS**

FIRST FLOOR  
OFFICE/RETAIL 1/150 340 = 3  
DISPLAY/WHSE 1/1000 6150 = 7  
TOTAL 10

**OWNER :**

H.Z. DEVELOPMENT  
27 CENTRAL DRIVE  
STONY POINT, N.Y. 10480

**APPLICANT :**

WILLIAM F. HELMER  
27 CENTRAL DRIVE  
STONY POINT, N.Y. 10480



**Approval Block**

APPROVED BY THE  
BUREAU OF FIRE PREVENTION  
TOWN OF NEW WINDSOR, N. Y.  
DATE 10/1/93 SIGNATURE [Signature]

SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON SEP 5 - 1996  
BY [Signature] EDWARD STENT, SECRETARY

	9-13-93	REVISIONS
	8-6-93	REVISIONS
	8-3-93	REVISIONS
	3-12-90	ED ISSUE
NEL	DATE	ISSUE OR REVISION

DRAWING TITLE  
**SITE PLAN**  
AMENDMENT TO  
APPLICATION 91-2

SCALE 1" = 30'	PRJ. NO. 176
DRAWN 1-30-91	DRAWING NO. A-1
CHECKED [Signature]	SHEET NO. OF 1



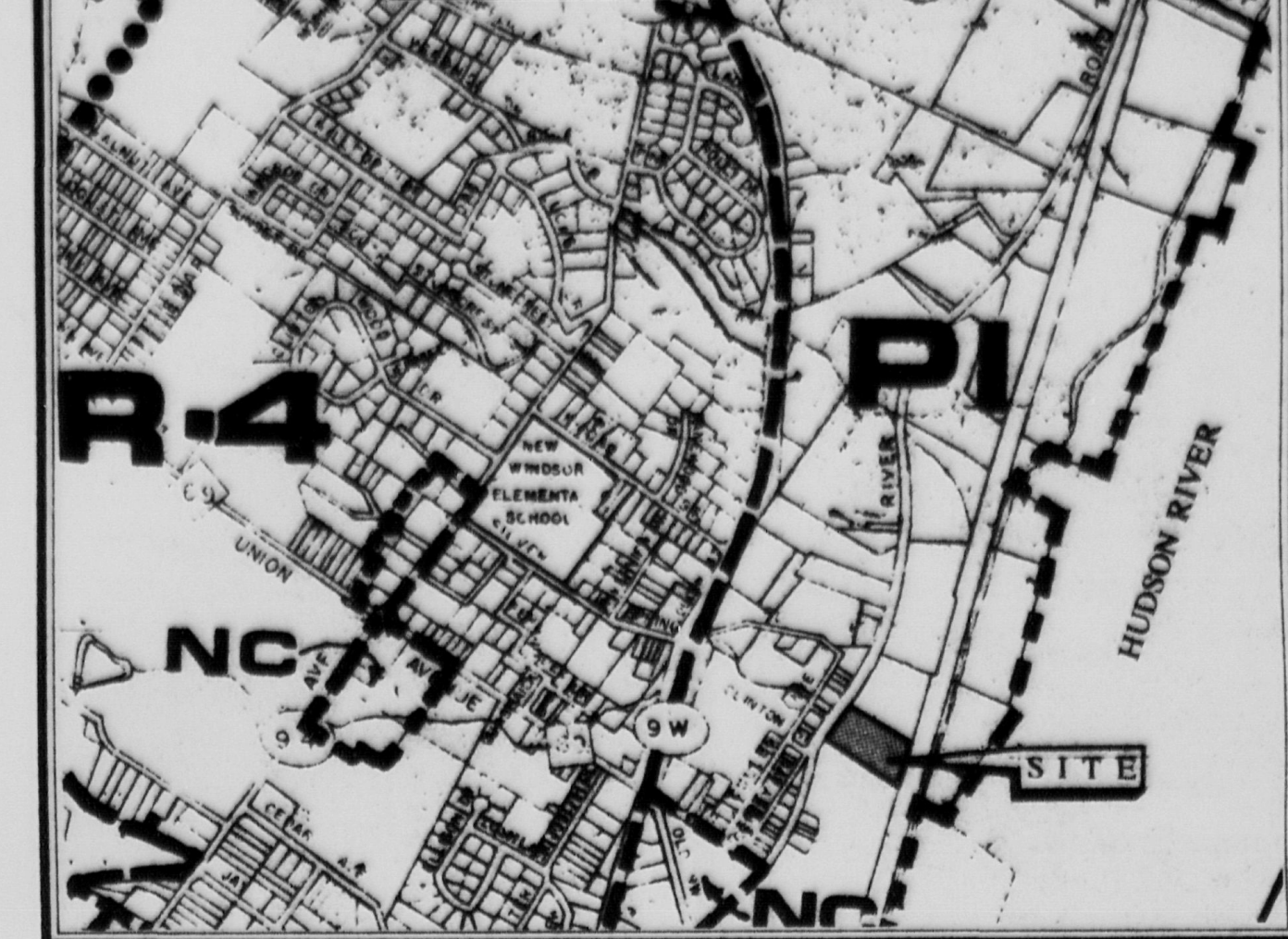
# NOTES CONTINUED

1. I.D.C. WILL ACCEPT AND TRANSPORT SOIL BETWEEN THE HOURS OF 6:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY. I.D.C. WILL OPERATE THE SOIL REMEDIATION UNIT ONLY WITHIN HOURS OF 6:00 A.M. TO 10:00 P.M., SIX DAYS PER WEEK. THIS EXCLUDES MAINTENANCE ON THE UNIT.
2. THE SOUND ATTENUATION BARRIER MUST BE IN PLACE WHEN OPERATING THE SOIL REMEDIATION UNIT.

# NOTES

1. ZONING DISTRICT: P1 ZONE
2. RECORD OWNER: CANADA OIL CORP.  
1 VALLEY STREET  
HANTHORNE, N.J. 07506
3. RECORD APPLICANT: IRA D. CONKLIN & SONS, INC.  
42-44 STEWART AVENUE  
NEWBURGH, NEW YORK 12550
4. TOTAL PARCEL AREA: PARCEL I: 2.471 ACRES (107,535 S.F.) WEST OF CONRAIL  
PARCEL II: 1.471 ACRES (65,011 S.F.) EAST OF CONRAIL  
4.441 ACRES (193,436 S.F.)
5. TAX MAP DESIGNATION: SECTION 9, BLOCK 1, LOT 9B
6. BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION TAKEN FROM A MAP ENTITLED "BOUNDARY / TOPOGRAPHIC SURVEY, IRA CONKLIN & SONS" PREPARED BY GREYAS AND HILDRETH, P.C. AND DATED SEPTEMBER 20, 1988.
7. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED APPROXIMATE, AND THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS AND ELEVATIONS PRIOR TO EXCAVATION. NEW YORK STATE INDUSTRIAL CODE REQUIRES TWO (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING, OR BLASTING. UNDERGROUND UTILITIES CENTER TELEPHONE NO. IS 1-800-245-2828.
8. ELEVATIONS INDICATED ARE REFERENCED TO U.S.G.S. DATUM.
9. LOCATION OF EXISTING SANITARY SEWER LATERAL OBTAINED FROM THE TOWN OF NEW WINDSOR SEWER DISTRICT 4 FILES.
10. EXISTING ON-SITE RAILROAD TRACK (SPUR) IS SCHEDULED TO BE REMOVED AND RE-INSTALLED AT A FUTURE DATE.

# ZONING MAP



# ZONING SCHEDULE

ZONE: P1 - PLANNED INDUSTRIAL USE: 15		
<b>BULK REGULATIONS: P1 ZONE</b>		
MIN. LOT AREA	REQUIRED 40,000 S.F.	PROVIDED 193,436 S.F.
MIN. LOT WIDTH	REQUIRED 150 FT.	PROVIDED 245 FT.
FRONT YARD SETBACK	REQUIRED 50 FT.	PROVIDED 106 FT.
SIDE YARD SETBACK (ONE)	REQUIRED 15 FT.	PROVIDED 75 FT.
SIDE YARD SETBACK (BOTH)	REQUIRED 40 FT.	PROVIDED 205 FT.
REAR YARD SETBACK	REQUIRED 20 FT.	PROVIDED 210 FT.
FLOOR AREA RATIO (PARCEL I)	REQUIRED 0.6	PROVIDED .01
MAX. BUILDING HEIGHT (6' / FT. TO NEAREST LOT LINE)	REQUIRED 37.5 FT.	PROVIDED 12 FT.

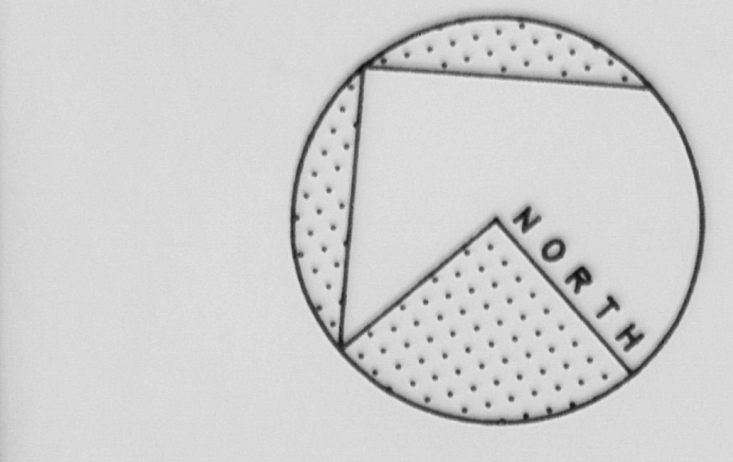
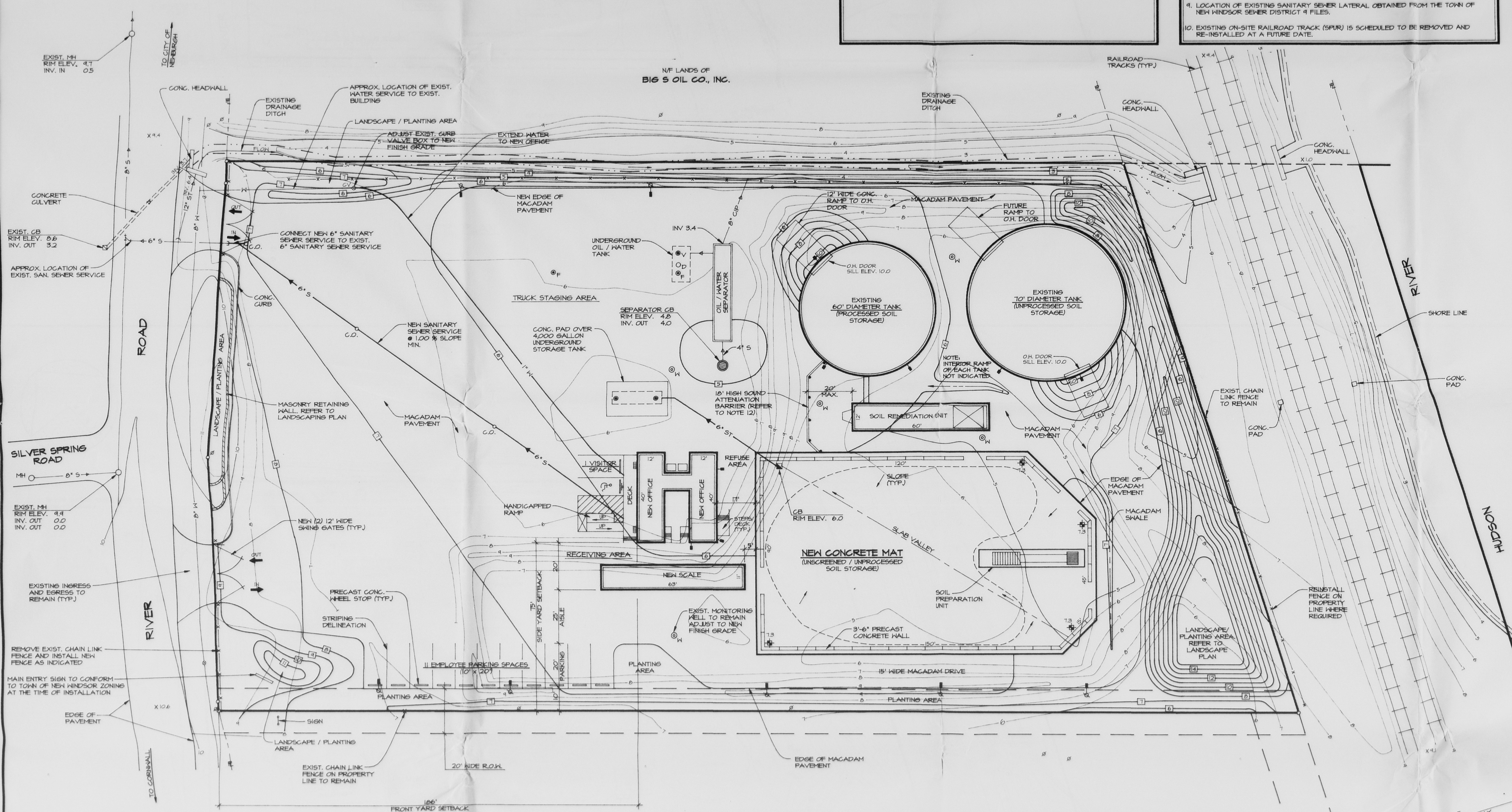
<b>COVERAGES:</b>	
BUILDING COVERAGE % OF PARCEL I	1048 S.F. 1.0 %
PAVEMENT COVERAGE % OF PARCEL I	85561 S.F. 60.0 %
OPEN SPACE COVERAGE % OF PARCEL I	20420 S.F. 14.0 %

# PARKING SCHEDULE

<b>PARKING SCHEDULE:</b> NEW OFFICE: 1,010 S.F.		
<b>OFFICE USE:</b> 1 SPACE PER 200 S.F. OF FLOOR AREA.	REQUIRED	PROVIDED
	5 SPACES	
<b>MANUFACTURING USE:</b> 1 SPACE PER 2 EMPLOYEES IN THE MAX. WORK SHIFT OR FOR EVERY 400 S.F. OF FLOOR AREA, WHICHEVER IS GREATER.	REQUIRED	PROVIDED
	5 SPACES	13 SPACES
<b>TOTAL:</b>	10 SPACES	18 SPACES

# LEGEND

EXISTING	NEW
6" 1' CONTOUR	FINISH GRADE
5" 5' CONTOUR	WALL-PAK LIGHTING
BOUNDARY	CATCH BASIN
ADJ. PROPERTY LINE	6" ST. STORM SEWER
VENT	C.O. SANITARY CLEANOUT
DIP STICK	1" W. WATER SERVICE
FILL CAP	6" S. SANITARY SEWER
VALVE	HANDICAPPED PARKING SPACE
CV CURB VALVE	MASONRY RETAINING WALL
CB CATCH BASIN	LIGHT POLE
UTILITY POLE	WALL MOUNTED LIGHT
SM SAN. MANHOLE	SPOT ELEV. 7.3
6" ST. STORM SEWER	
X 10.6 SPOT ELEV. 10.6	
MONITORING WELL	



**Shaw Engineering**  
Consulting Engineers  
744 Broadway Newburgh N.Y. 12550

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Drawn By: J.R.J.	Checked By: G.J.S.	Scale: 1"=20'	Date: 11-1-1993
AS PER PLANNING BOARD COMMENTS OF APRIL 23, 1994			
ISSUE	REVISION	DATE	

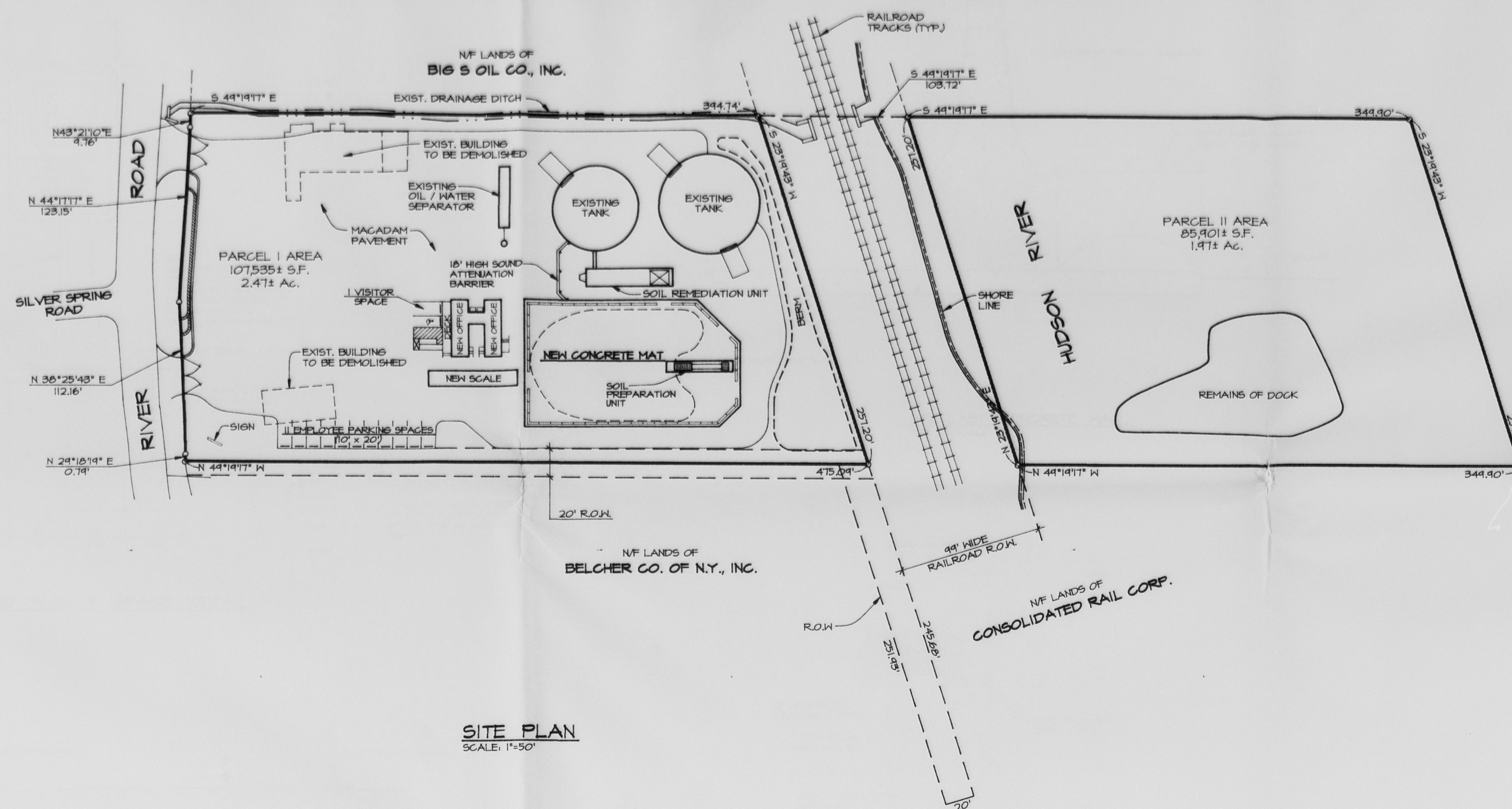
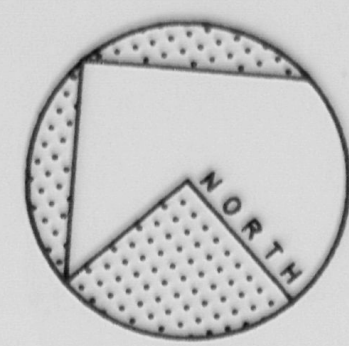
Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=20'  
Date: 11-1-1993

Project: NEW FACILITY FOR I. D. C. SOIL RECLAMATION  
RIVER ROAD TOWN OF NEW WINDSOR, N.Y.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON SEP 1 1994  
BY: CARMEN R. DUBALDI, JR. SECRETARY

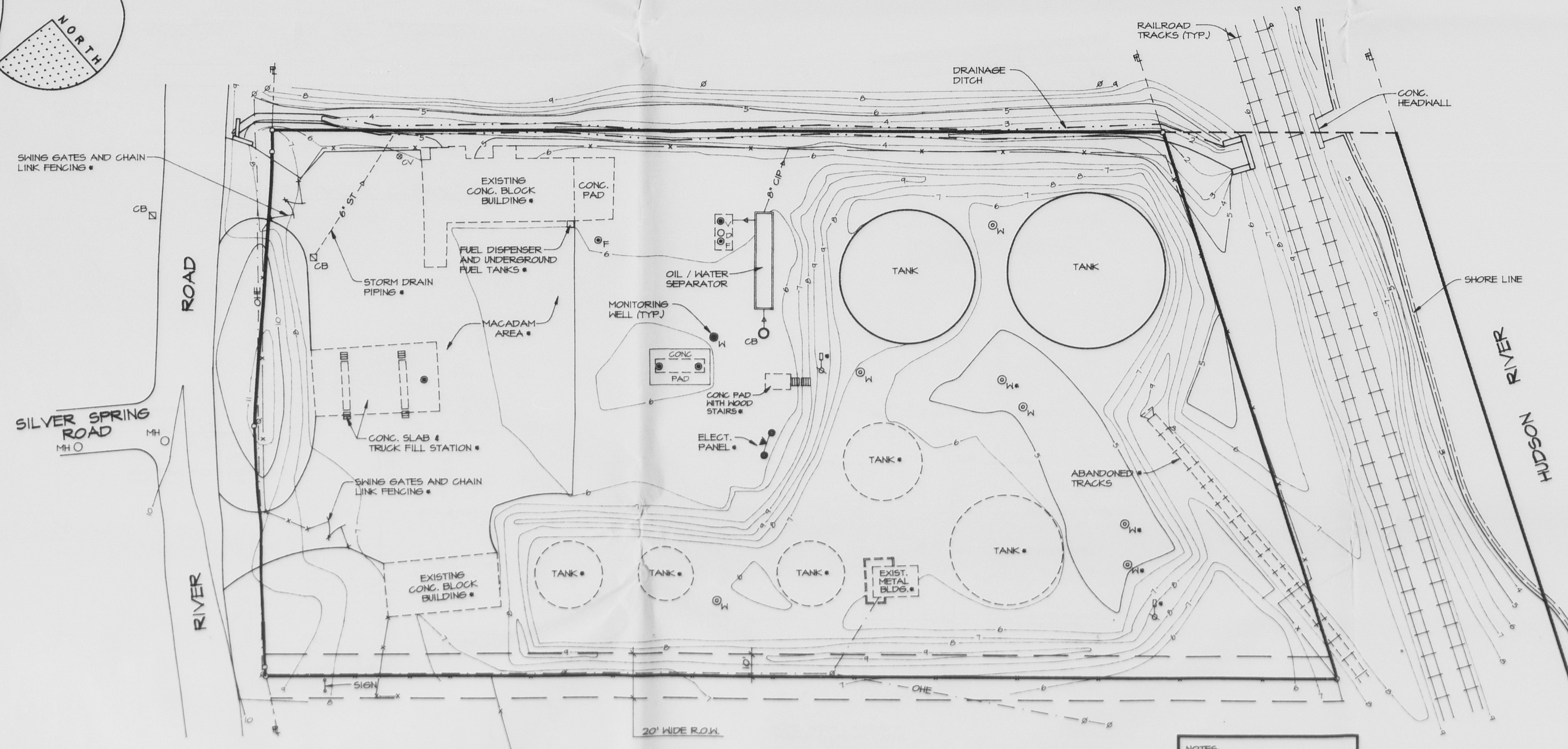
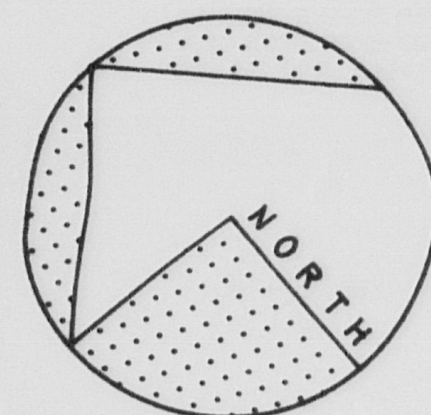
1 OF 5  
Project No. 9311





SITE PLAN  
SCALE: 1"=50'

LEGEND	
EXISTING	
— 5' —	1' CONTOUR
— 5' —	5' CONTOUR
— 0 —	BOUNDARY
— — —	ADJ. PROPERTY LINE
⊙	VENT
⊙	DIP STICK
⊙	FILL GAP
⊙	VALVE
⊙	CATCH BASIN
⊙	UTILITY POLE
⊙	SAN MANHOLE
— 6" ST —	STORM SEWER
⊙	LIGHT POLE
⊙	MONITORING WELL
— X —	CHAIN LINK FENCE
— O —	OVERHEAD ELECTRIC LINES



DEMOLITION PLAN  
SCALE: 1"=30'

NOTES:  
ALL ABOVE GROUND PIPING  
TO BE REMOVED.  
• DENOTES TO BE DEMOLISHED

SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON **SEP 1 1994**  
BY **CARMEN R. DURAND, JR.**  
SECRETARY

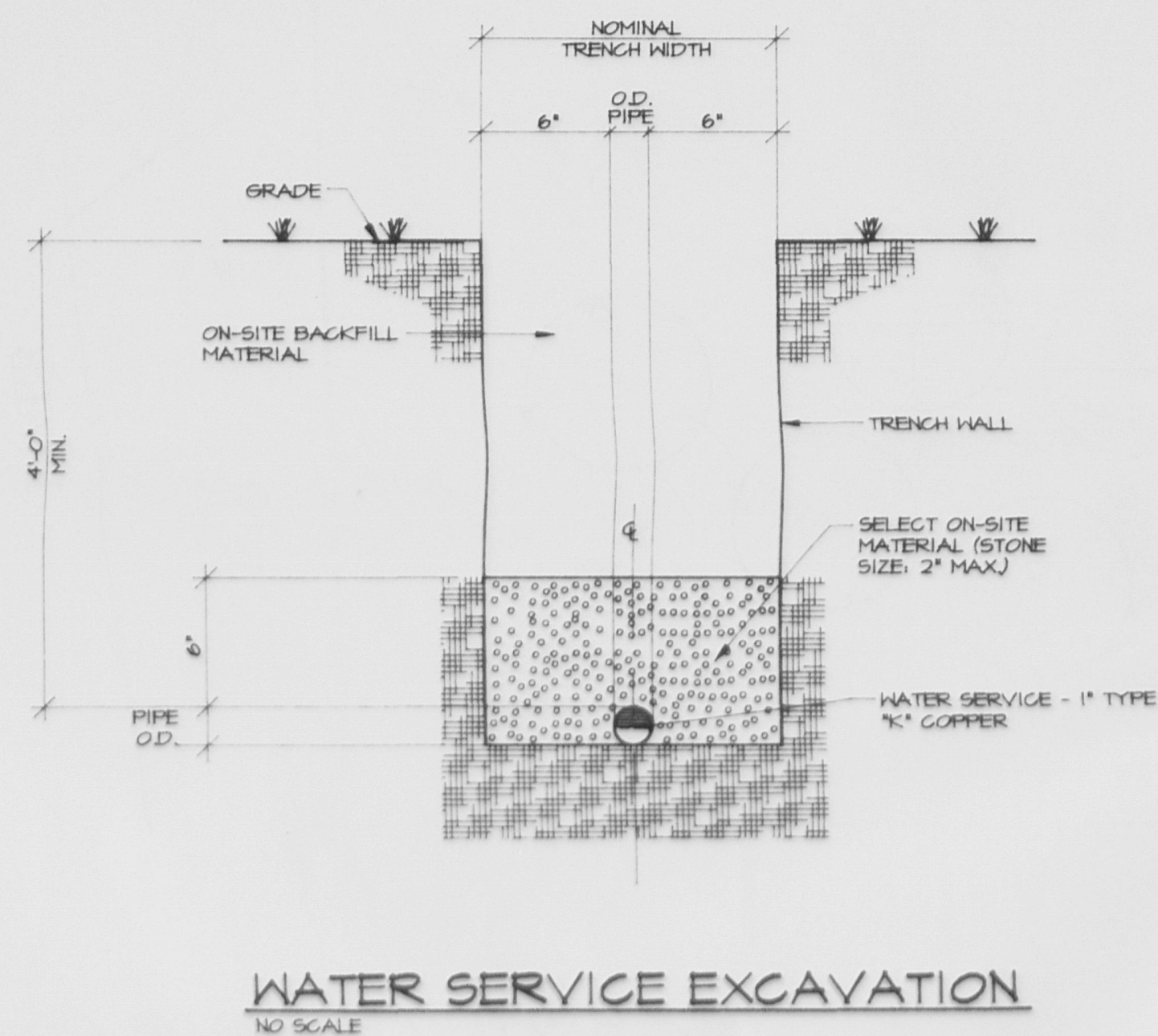
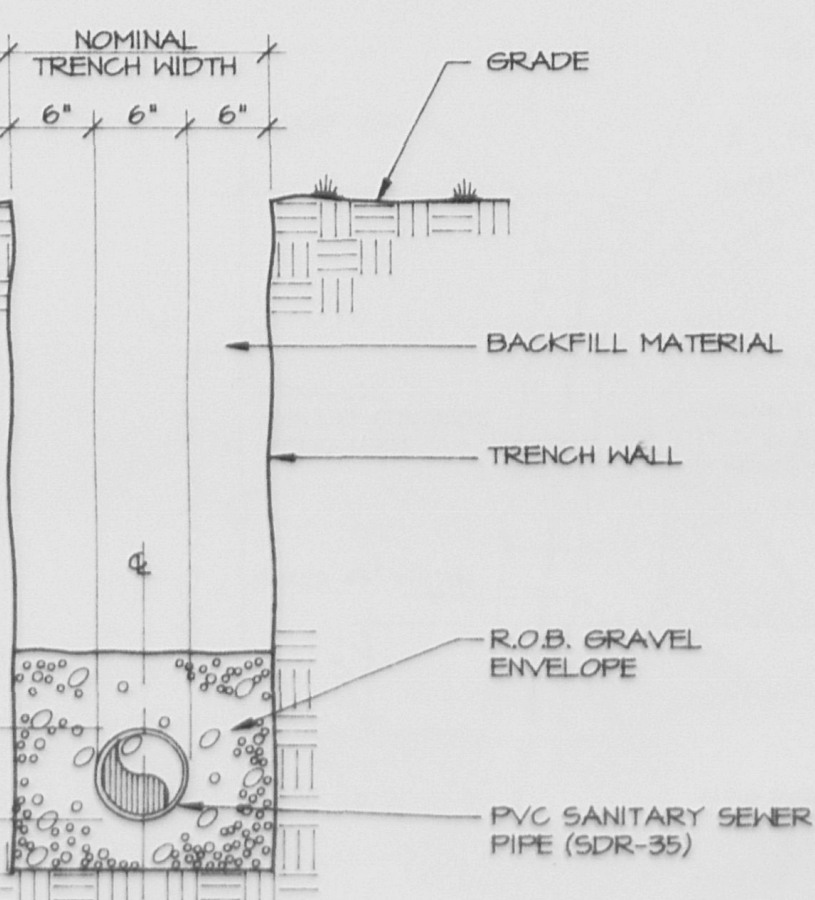
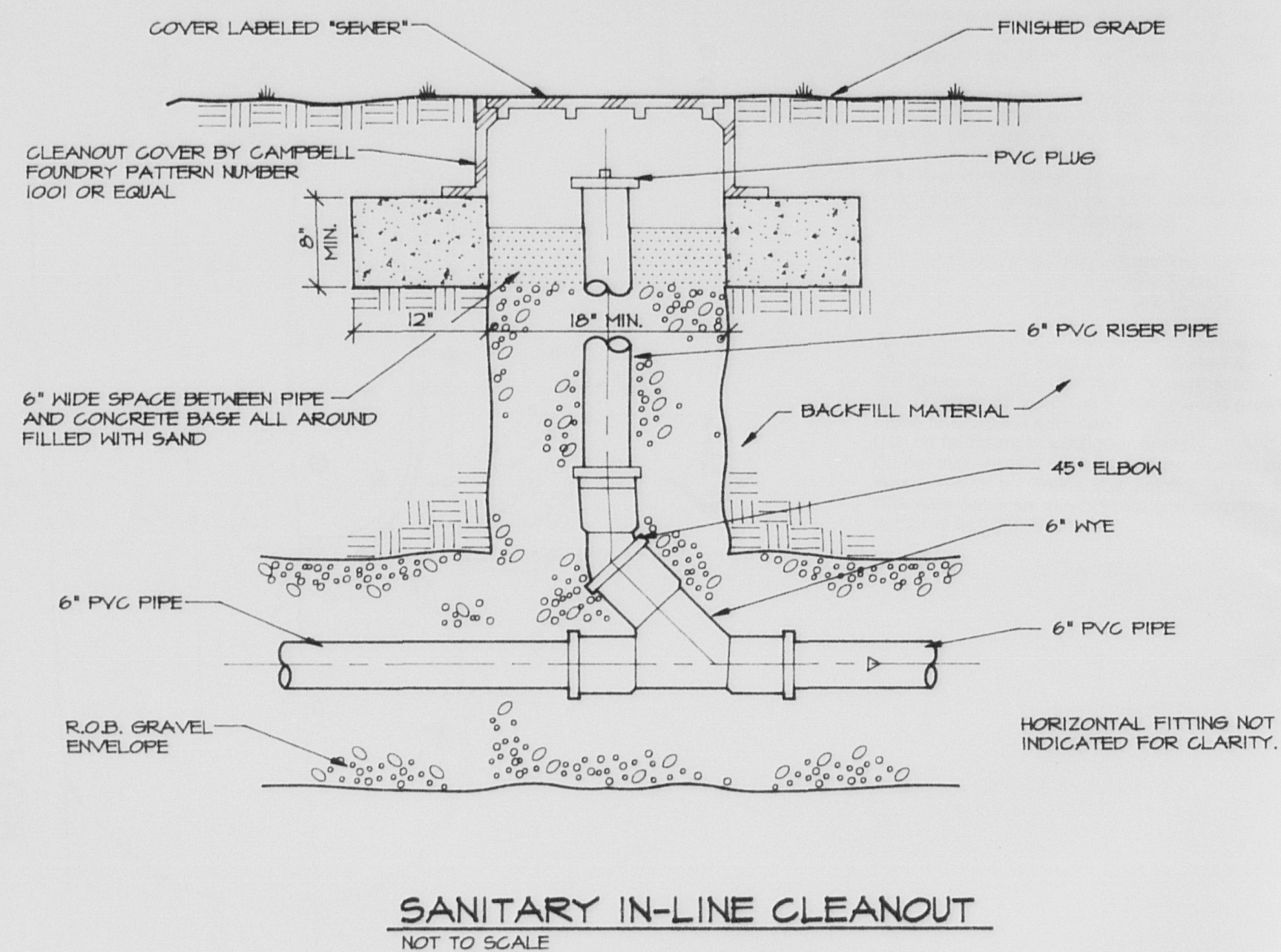
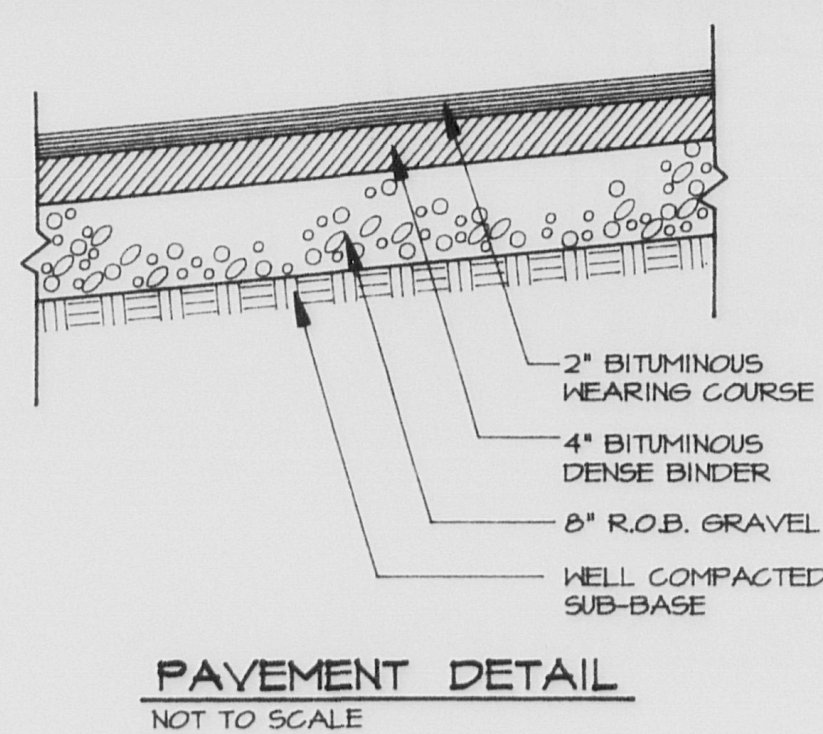
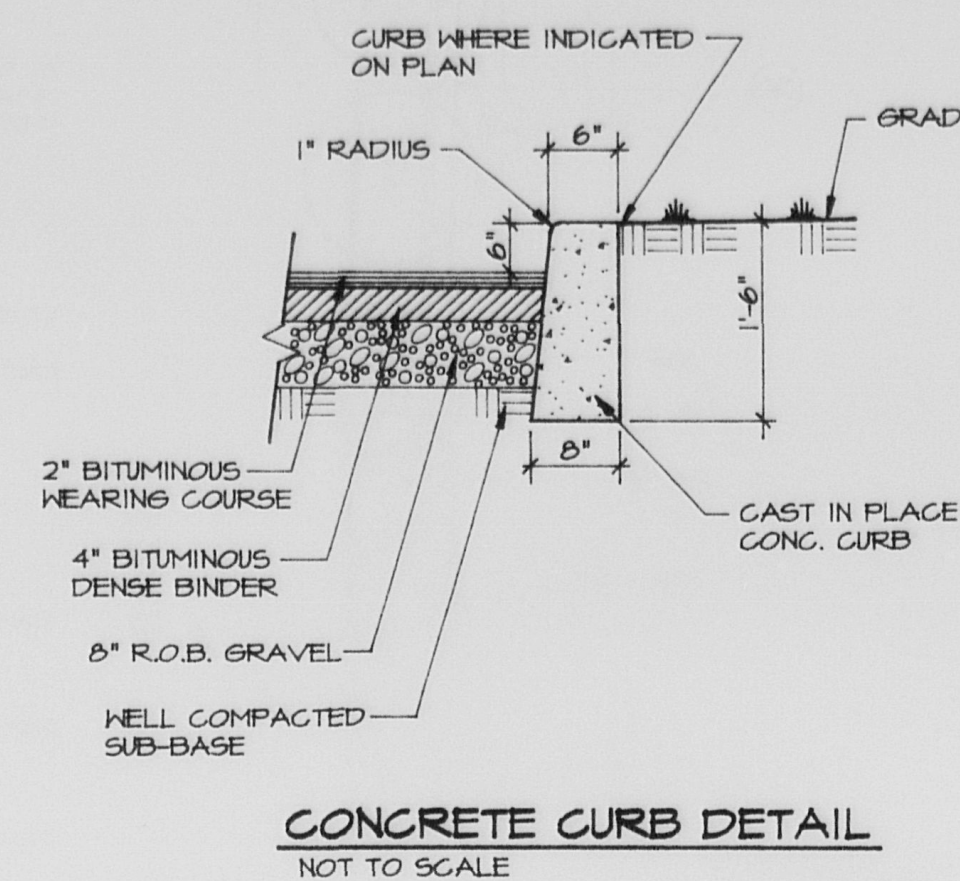
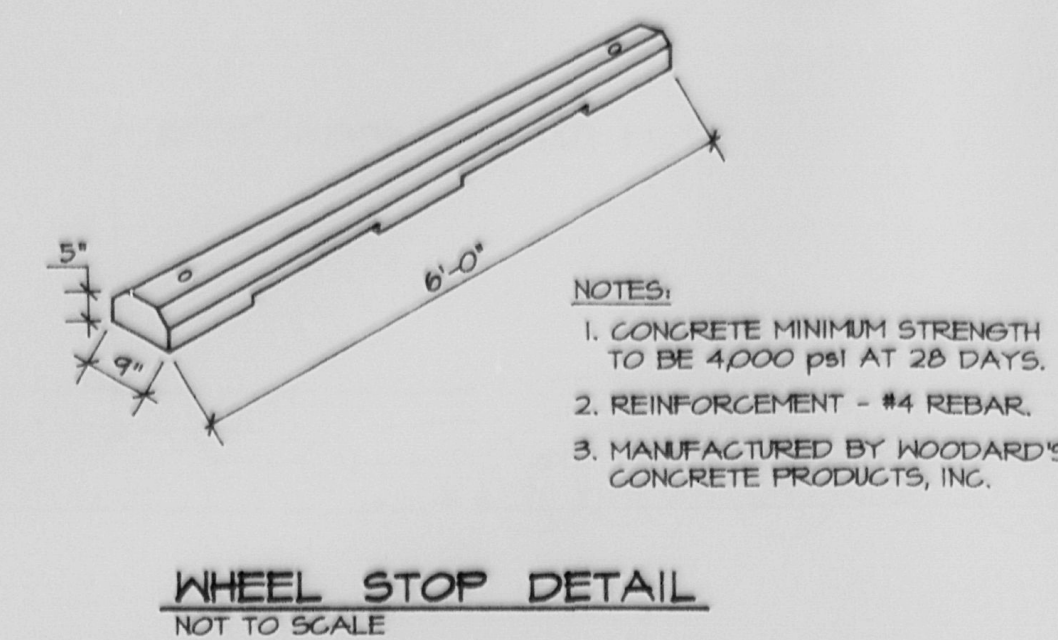
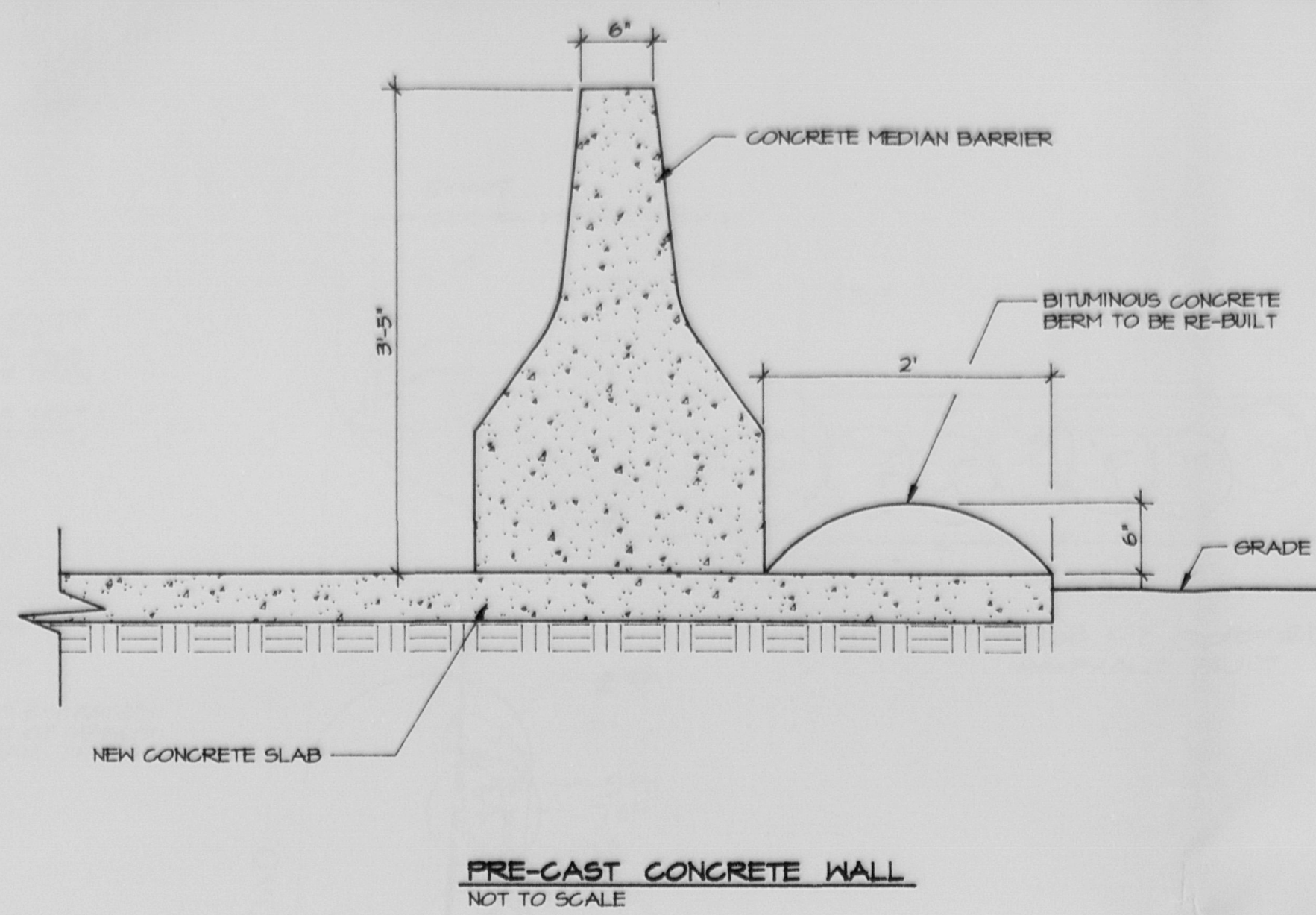
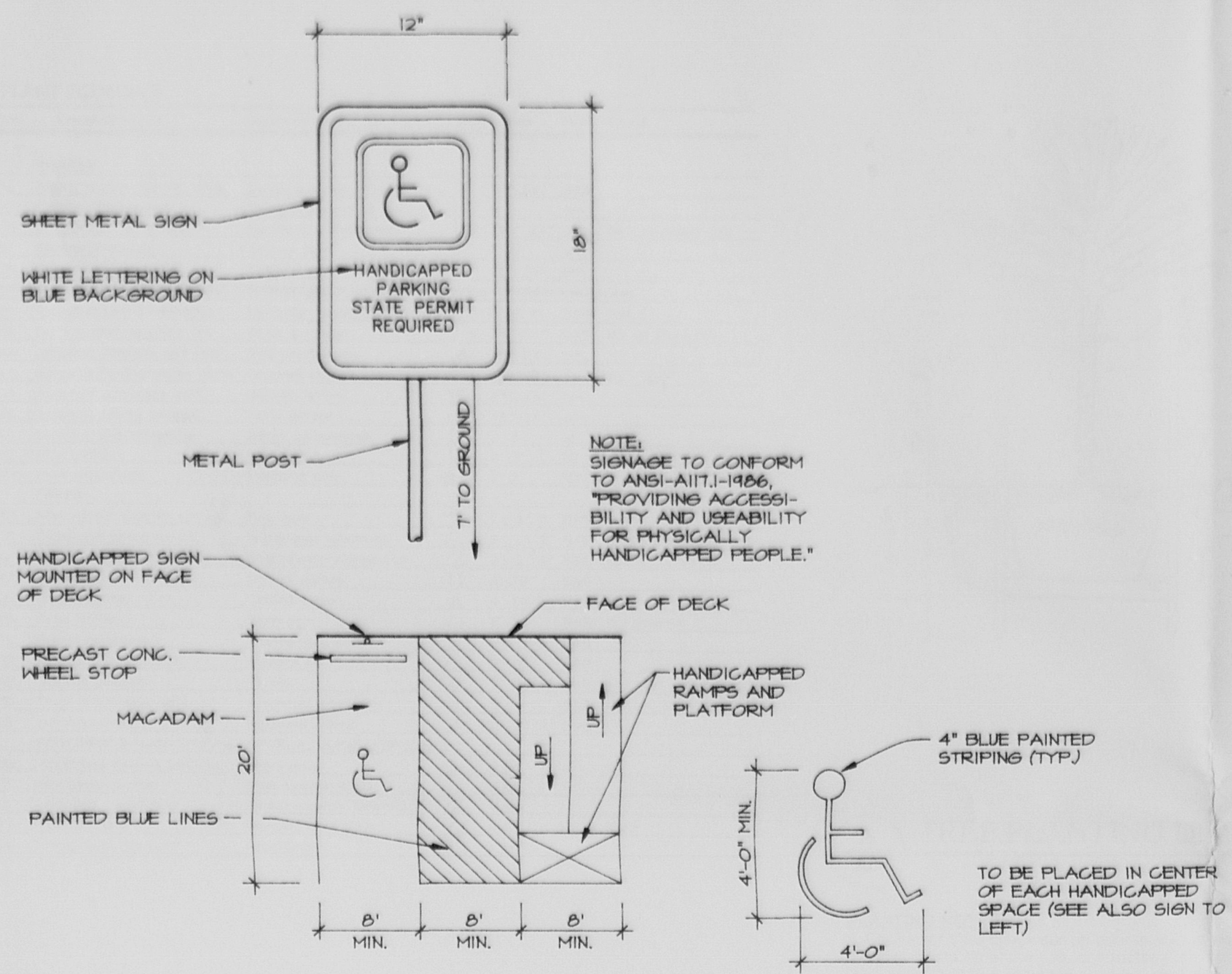


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Drawn By: J.R.J.	Drawing: DEMOLITION PLAN & GRADING PLAN	2 OF 5
Checked By: G.J.S.	Project: NEW FACILITY FOR I.D.C. SOIL RECLAMATION	Project No. 9311
Scale: AS SHOWN	RIVER ROAD TOWN OF NEW WINDSOR, N.Y.	
Date: 11-1-1993		
ISSUE	AS PER PLANNING BOARD COMMENTS OF APRIL 21, 1994	DATE
	REVISION	





SITE PLAN APPROVAL GRANTED  
BY TOWN OF NEW HINDSOR PLANNING BOARD  
ON SEP 1 1994  
BY CARMEN R. DUBALDI, JR.  
SECRETARY



# PLANT SCHEDULE

Sym.	Botanical Name	Common Name	Qty	Size	Root Remark
<b>SHRUBS</b>					
AZ	Artemisia vulgaris	White artemisia	1	30" x 36"	B&B
CD	Cornus alternifolia	Yew-leaved dogwood	10	3"	con.
CH	Cotoneaster horizontalis	Rockspray cotoneaster	3	18" x 24"	con. All Low everg. var.
BU	Elaeagnus umbellata	Autumn olive	4	4" x 5"	con.
EA	Eucalyptus alba	Compact eucalyptus	7	18" x 24"	con.
EP	Eucalyptus patens	Manhattan eucalyptus	2	3" x 12"	B&B Full
IM	Ilex x merrilliae	China girl holly	2	24" x 30"	B&B Mix w. china boy
JS	Juniperus chinensis	Gold coast juniper	4	18" x 24"	con.
JA	Juniperus horizontalis	Compact andorra juniper	17	18" x 24"	con.
JP	Juniperus phoenicea	Gold tip juniper	15	24" x 30"	con.
JS	Juniperus sabina	Savin juniper	1	18" x 24"	con.
LF	Leucothoe fragrans	White honeysuckle	12	2" x 3"	B&B
RT	Rhus glabra	Smooth sumac	10	2" x 3"	B&B
RV	Rosa wichuriana	Memorial rose	2	2" x 3"	B&B
<b>TREES</b>					
AR	Acer rubrum	Red maple	3	2 1/2" x 3"	B&B
CR	Crataegus phaenopyrum	Washington hawthorne	2	2 1/2" x 3"	B&B Single leader tree form
OT	Ostrya latifolia	Shadblow honylocust	2	2 1/2" x 3"	B&B Match LA select
PA	Picea canadensis	White spruce	1	8" x 10"	B&B
PS	Pinus strobus	White pine	1	8" x 10"	B&B Not sheared
PL	Prunus serotina	Thornblack plum	7	2 1/2" x 3"	B&B
PD	Pseudotsuga menziesii	Douglas fir	1	8" x 10"	B&B
QU	Quercus palustris	Pin oak	3	3" x 3 1/2"	B&B All Acer rubrum scarier
TO	Thuja occidentalis	American arborvitae	9	9"	B&B Narrow matched
ZS	Zelkova serrata	Japanese zelkova	2	2 1/2" x 3"	B&B
<b>PERENNIALS (WATER &amp; PLANT BEDS)</b>					
MS	Miscanthus sinensis	Zebra grass	3	5 gal	
RI	Ruellia strepera	Rose Houston grass	2	5 gal	
CO	Coreopsis verticillata	Golden pheasant tickseed	2	1 gal	
PH	Phlox subulata	Creeper phlox	2	1 gal	Pinks
SA	Salvia 'East Frisian'	Sage purple	2	1 gal	

**PLANTING NOTES**

- Contractor shall check soil pH prior to start of work and amend as required to balance.
- Lawn exists on entire site, contractor shall repair all lawn as specified in each area. When required, all lawn surface that is removed shall be disposed of and not placed in any top surface of two (2) inches back in plant bed area. This can be used for berm mounding base construction however use of roundup or equal may be required two weeks prior to planting after beds are graded.
- Use 4" topsoil depth for beds. Use 2" min. for lawn and ground cover areas.
- Layout of beds must be coordinated and approved by LA.
- Contractor shall notify LA 7 days prior to planting.
- No tree shall be placed within 10' of a water line or closed drain line.
- Set all plants in staggered rows unless indicated otherwise as hedge or row.
- All plants shall be planted from March 30 - June 15 or from Sept. 1 - Oct. 30 and shall be guaranteed for one year from date of completion.
- Mulch shall be placed at 3" min. depth in all plant beds and at bases of each tree and be dark shredded or root type no nuggets will be acceptable.
- All plants must meet American Association of Nurserymen standards.

**Seeding areas:**

- Supplier: Lof's Seed Co. Boundbrook, NJ or equal.
- General pre-rough grade apply topsoil and seed (see specific treatment for wildflowers).
- Use soil fabric when required see general notes this sheet.
- All seeded areas shall be covered with straw if hand seeded and watered for two weeks.
- Hydroseed option: apply in two step process. Place all seed mix with 10% of mulch fiber then apply balance mulch, fiber binder, separately. See hydroseed detailed specifications.

**CV: Seed for steep slopes unobtainable due to access:**

Crown vetch shall be seeded as follows: Crown vetch seed at 30#/acre and mixed with 40#/acre hard fescue. Use Erosion fabric when required. Spring/Fall.

**S-1: Seed for general use areas:**

Use Tri-Plex General mix: 60% Nassau Blue, 20% Jamestown Chewings Fescue, 20% Palmer perennial Rye Rate 4#/1000 SF Spring/Fall.

**S-2: Seed for moist steep slopes low maintenance:**

Reclaim Conservation Mix 55% Rebel II Tall Fescue, 15% Nassau Kentucky blue, 10% Palmer II Rye, 10% Sabre and other mixes. Rate 4#/1000 SF Spring/Fall.

**WF: Seed mix for low maintenance attractive accessible visible areas:**

Wildflowers/ hard fescue mix. Provided by Applewood Seed Co. Canada, Co. or equal. Mix 10 # Northeast wildflower mix with 15 # hard (Sheep) fescue/acre. Spring/Fall.

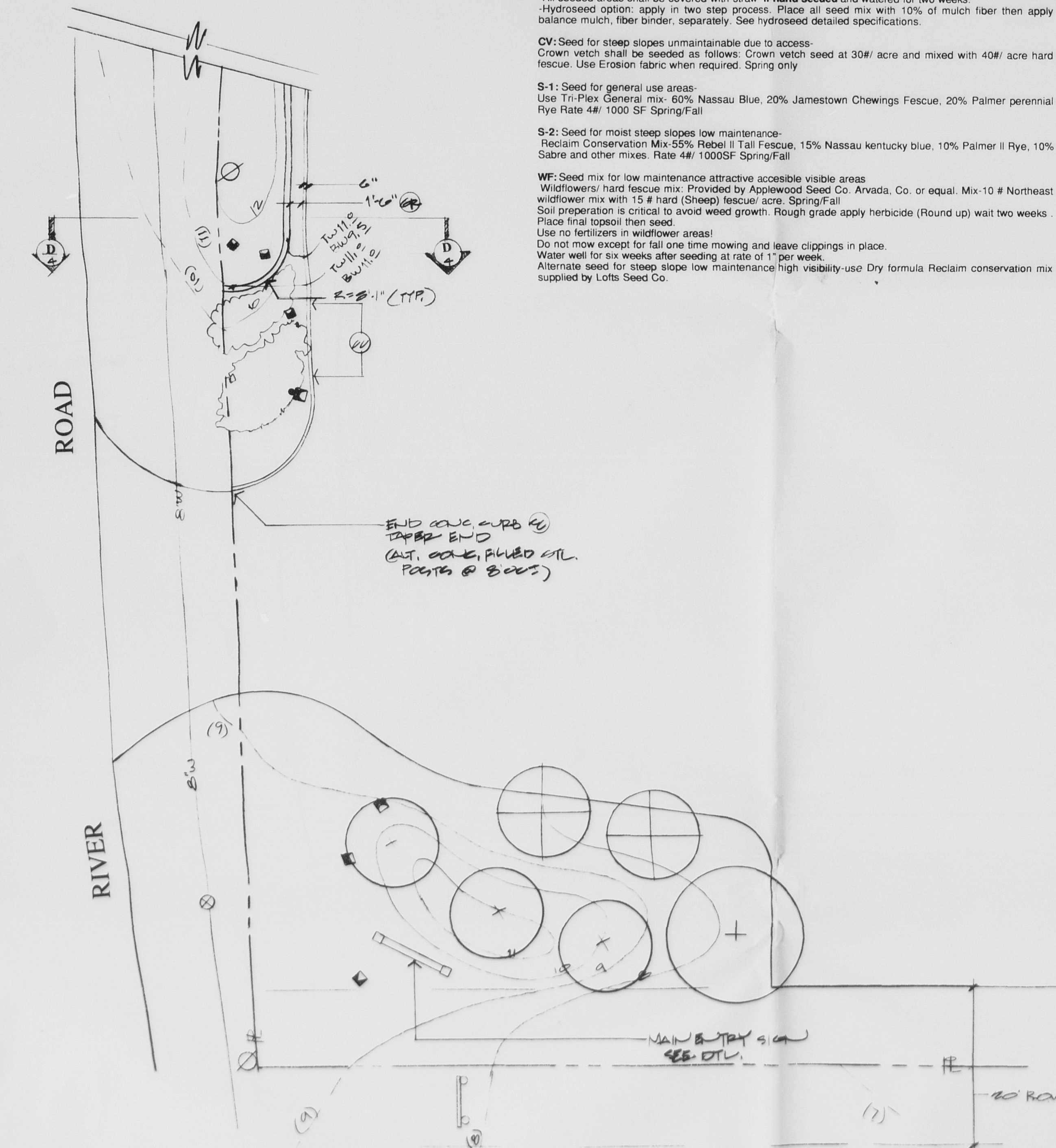
Soil preparation is critical to avoid weed growth. Rough grade apply herbicide (Round up) wait two weeks. Place final topsoil then seed.

Use no fertilizers in wildflower areas!

Do not mow except for fall one time mowing and leave clippings in place.

Water well for six weeks after seeding at rate of 1" per week.

Alternate seed for steep slope low maintenance high visibility-use Dry formula Reclaim conservation mix supplied by Lof's Seed Co.



**ENLARGED PLAN AT MAIN ENTRY**  
1"=10"

**Shaw Engineering**  
Consulting Engineers  
744 Broadway  
Newburgh, N.Y. 12550

**SITEWORK SERVICES**  
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Landscape  
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Construction  
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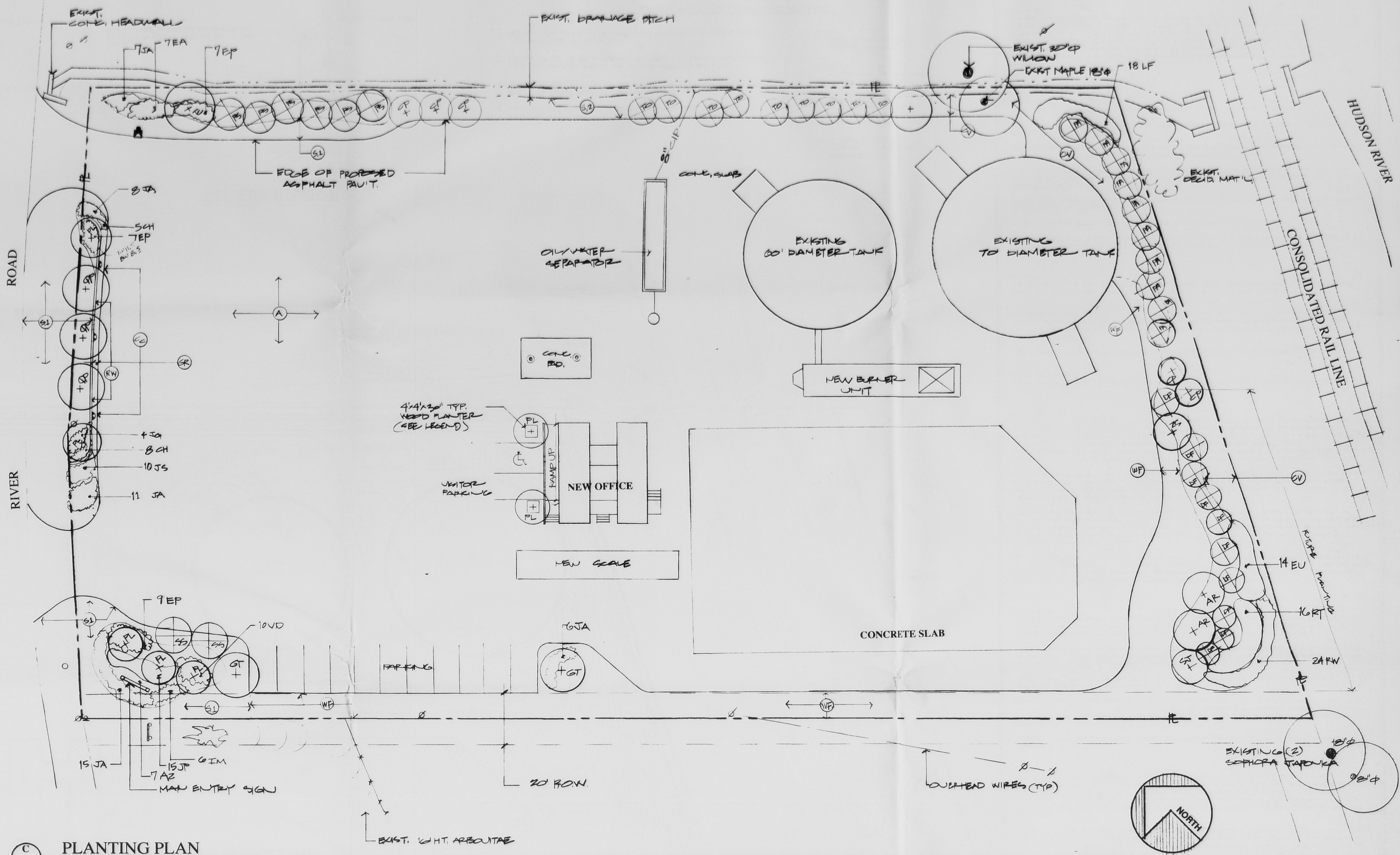
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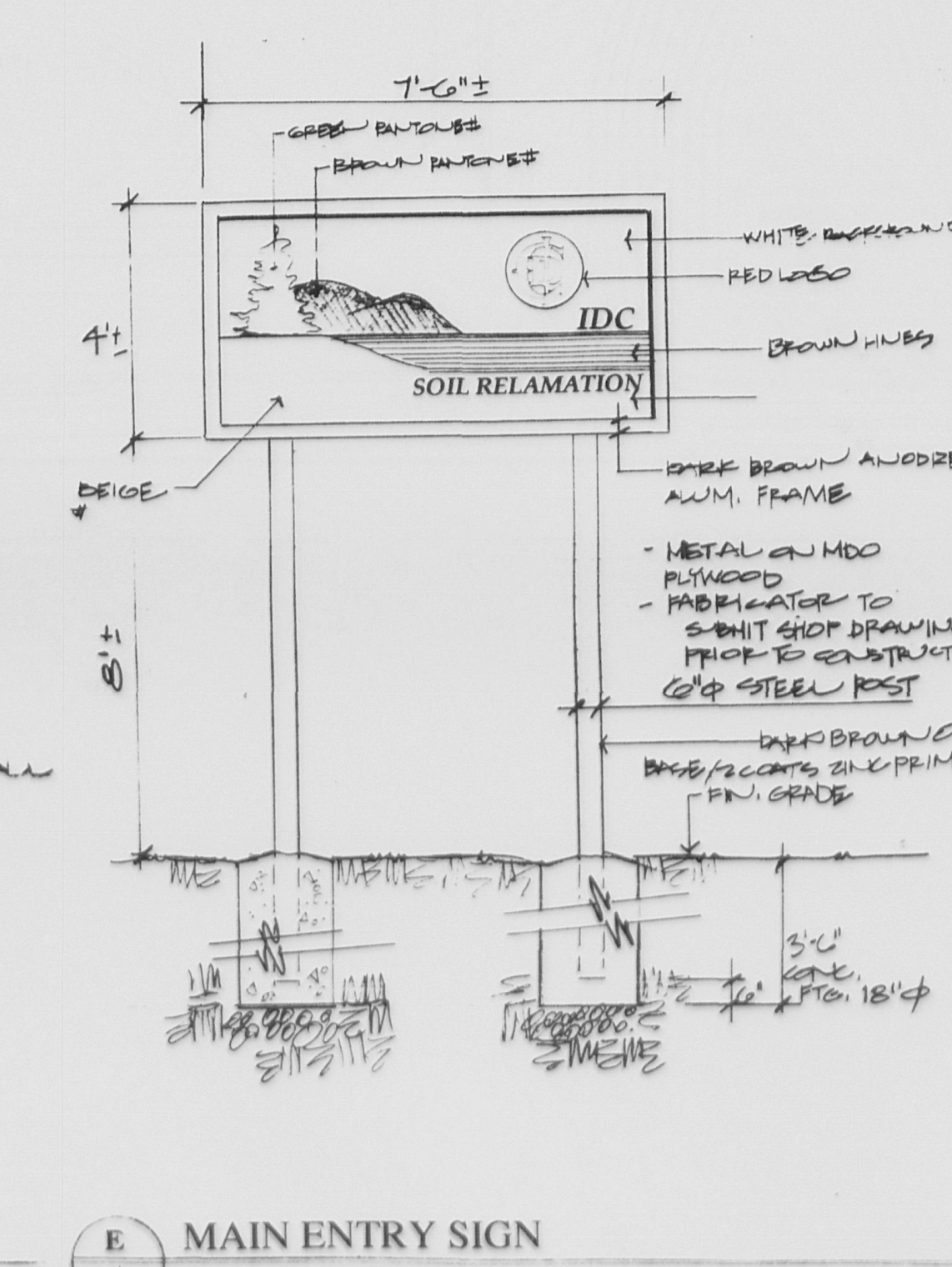
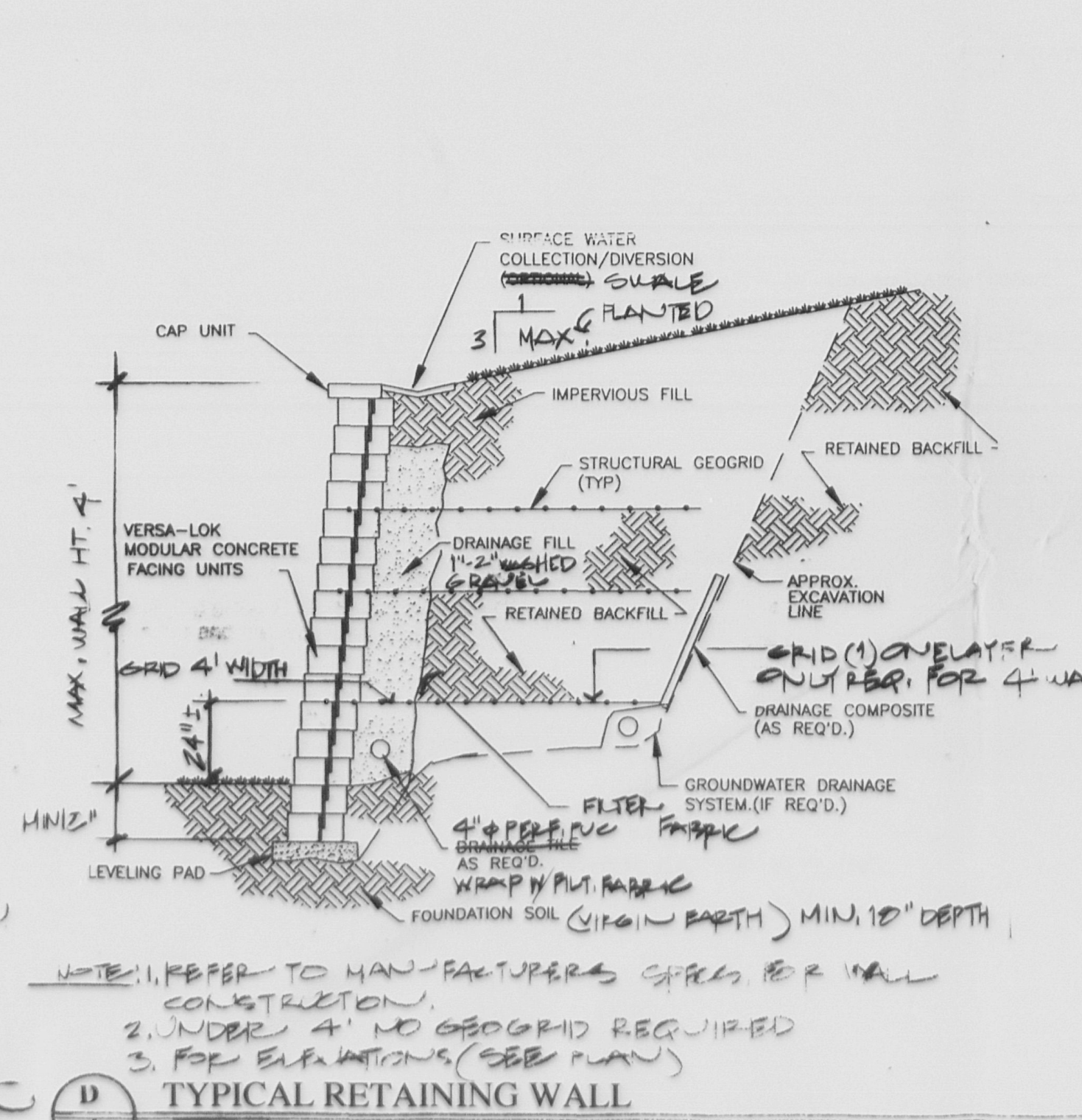
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ISSUE	REVISION	DATE
1	No Revision	5-17-1994

Drawn By: JG	Drawing: LANDSCAPING PLAN & DETAILS	4 OF 5
Checked By: CDM	Project: NEW FACILITY FOR J. D. C. SOIL RECLAMATION	Project No. 9311
Scale: AS SHOWN	RIVER ROAD	TOWN OF NEW WINDSOR, N.Y.
Date: 11-1-1993		



**PLANTING PLAN**  
1"=20"



**MAIN ENTRY SIGN SKETCH OUTLINE**

**GENERAL NOTES LANDSCAPING: (See planting notes this sheet)**

- Contractor shall locate all utilities prior to work and any damage to them shall be repaired at his expense.
- Any major discrepancies on plans must be brought to immediate attention of LA.
- This sheet is to be used for planting only: refer to layout and grading plans for site layout. Written quantities take priority over graphic.
- All plant beds shall be mounded slightly, and where indicated bermed as such.
- Walls shall be manufactured by Versa-Lock, N. St. Paul, MN or equal.
- Berm construction shall be done in 9" lifts and compacted each lift. All base soil shall be earth fill free of any debris, large rocks and impervious material.
- Soil stabilization shall be achieved on all slopes of 2:1 or steeper using Anti-wash Geo Jute mesh Belton Industries Atlanta, GA or equal according to specifications. This shall be placed immediately after hand seeding or prior to hydroseed method.

**LEGEND**

**FOR GENERAL LEGEND - SEE SURVEYING PLAN LEGENDS**

- (A) ASPHALT DRIVE SEE LAYOUT PLAN (SH. 1/4)
- (B) 1'-1/2" CRUSHED STONE (18" CONC. CURB)
- (C) CEMENT (BEST MIX) SPEC. 6" WIDE ALTERNATE USE 6" STEEL GALV. CONC. FULLED ROADS (SEE DTL. SH. 34)
- (D) RETAINING WALL - SEE SECTION DTL. (E)
- (F) SEED AREA GENERAL (SEE NOTES)
- (G) SEED AREA W/OUT SOIL (SEE NOTES)
- (H) WILDFLOWER MIX (SEE NOTES)
- (I) CROWN VETCH MIX (SEE NOTES)
- (J) EXISTING TREE
- (K) PROPOSED BURNED TREE & SYMBOL
- (L) PROPOSED TREE (DECIDUOUS) & SYMBOL
- (M) UNPROPOSED SHRUBS & QTY.
- (N) 4" x 30" PLANTER REDUCED BY SITE PREP TO REQ. QTY. 2 - LIGHTING (THIS SHEET ONLY)
- (O) LIGHTING - EIM MODEL 400 100 W R40 QTY. 5
- (P) FLOODLIGHT - EIM MODEL 400 100 W R40 QTY. 1
- (Q) FLOODLIGHT - EIM MODEL 400 100 W R40 QTY. 1
- (R) FLOODLIGHT - EIM MODEL 400 100 W R40 QTY. 1
- (S) FLOODLIGHT - EIM MODEL 400 100 W R40 QTY. 1
- (T) FLOODLIGHT - EIM MODEL 400 100 W R40 QTY. 1
- (U) FLOODLIGHT - EIM MODEL 400 100 W R40 QTY. 1
- (V) FLOODLIGHT - EIM MODEL 400 100 W R40 QTY. 1
- (W) FLOODLIGHT - EIM MODEL 400 100 W R40 QTY. 1
- (X) FLOODLIGHT - EIM MODEL 400 100 W R40 QTY. 1
- (Y) FLOODLIGHT - EIM MODEL 400 100 W R40 QTY. 1
- (Z) FLOODLIGHT - EIM MODEL 400 100 W R40 QTY. 1



# EROSION CONTROL NOTES

## Erosion Control

**Objectives**  
- Erosion Control Objectives are first, to minimize the opportunity for the soil to be moved by the wind, precipitation and runoff, and second to contain sediment that does not move close to its place of origin and thus, prevent it from reaching a waterbody or damaging other lands. The first goal is met by leaving the land that is disturbed unprotected for as short a time as possible. The second goal is met by installing appropriate control measures before land disturbing activities begin and then maintaining these measures as long as they are needed.

**Measures**  
**Land Grading**  
- Finish land surfaces will be graded as indicated on the Partial Site Plan.  
- Cut slopes will be 2:1 or flatter. The embankment slopes shall be roughened by grooving across the slope.  
- Berm construction shall be placed and compacted in 4" lifts. All base soil shall be earth fill, free of any debris, large rocks and impervious material.  
- Soil stabilization shall be achieved on all slopes 2:1 or steeper using Anti-wash Geo-jute mesh, Berton Industries, Atlanta, GA or equal. This shall be placed immediately after hand seeding or prior to hydroseeded method.  
- Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.  
- As soon as final grades are reached the graded areas will be stabilized.  
- Final grading shall contain adequate gradients so as to prevent water from standing on the surface of lanes for more than 24 hours after the end of a rainfall.

**Silt Fence**  
- Silt Fence shall be installed at the easterly base of the new landscape/planting area, and along the edge of the existing drainage ditch on the north side of the site.

**Temporary Seeding**  
- Temporary seed bare soil within 15 days of exposure unless construction will begin within 30 days. If construction is suspended, or sections completed, areas should be seeded and mulched immediately.  
- Apply temporary seeding consisting of Ryegrass (annual or perennial) at 30 lbs per acre.

**Permanent Seeding**  
- Refer to Drawing 5, "Landscape Plan & Details" for locations and specifications of "Seeding Areas".

**Topsoil/Mulching**  
- Preserve existing topsoil and friable fine textured subsoils that must be stripped from the excavated site and applied after final grading where vegetation will be established. Complete rough grading and final grades, allowing for depth of topsoil to be added. Scarify all compact, slow permeable, medium and fine textured subsoil areas. Scarify at approximately right angles to the slope direction in soil areas that are steeper than 5 percent. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.  
- Topsoil shall have at least 2 percent by weight of the textured stable organic material, and no greater than 6 percent. Topsoil shall have not less than 20 percent fine textured material (passing the No. 200 sieve) and not more than 15 percent clay. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter.  
- Topsoil shall be placed at a uniform depth of 2 inches for the Landscape/Planting Area, and 4 inches for the bed areas. Topsoil shall not be placed when it is partly frozen, muddy, or on frozen slopes or over ice, snow, or standing water. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched and stabilized by "tracking" with suitable equipment.

- If soil is compacted or crusted, surface should be loosened to at least two inches by disk or other suitable methods. Straw mulch (small grain) is preferred applied at 2 tons per acre, and anchored with wood fiber mulch (hydromulch) at 500-750 lbs. per acre. The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

**Maintenance**  
- All erosion and sediment control measures will be inspected for stability and operation following every major rainfall but in no case less than once every week. Any needed repairs will be made immediately to maintain all measures as designed.  
- Sediment shall be removed from behind the silt fence when it becomes about 6 inches deep at the fence. Insure that no concentrated flows are directed towards the fence. Replace the silt fence when "bulges" develop in the fence.  
- All seeded areas will be fertilized, re-seeded as necessary, and mulched to maintain a vigorous, dense vegetative cover.  
- Remove sediment from vehicles prior to exiting the site. If the existing macadam pavement is regraded prior to the stabilization of the site, construct a stabilized construction entrance. Sediment spilled, dropped, or washed onto existing macadam roadways must be removed immediately.  
- Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

**Inspections**  
- The qualified representative of the owner shall inspect at least once every 7 calendar days and within 24 hours of the end of a rainfall that is 1/2 inch or greater the disturbed areas of the construction site that have not been finally stabilized and the structural control measures. Where portions of the construction area have been finally stabilized, inspection of such portions shall be conducted at least once every month until the entire site is finally stabilized.  
- The term "finally stabilized" means that all the soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 100% the cover for the area has been established, or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed.

## LEGEND

EXISTING	NEW
1" CONTOUR	FINISH GRADE
5' CONTOUR	SILT FENCE
BOUNDARY	LIGHT POLE
ADJ. PROPERTY LINE	WALL MOUNTED LIGHT
UTILITY POLE	SPOT ELEV. 7.5
X10.6	SPOT ELEV. 10.6
MONITORING WELL	

## CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

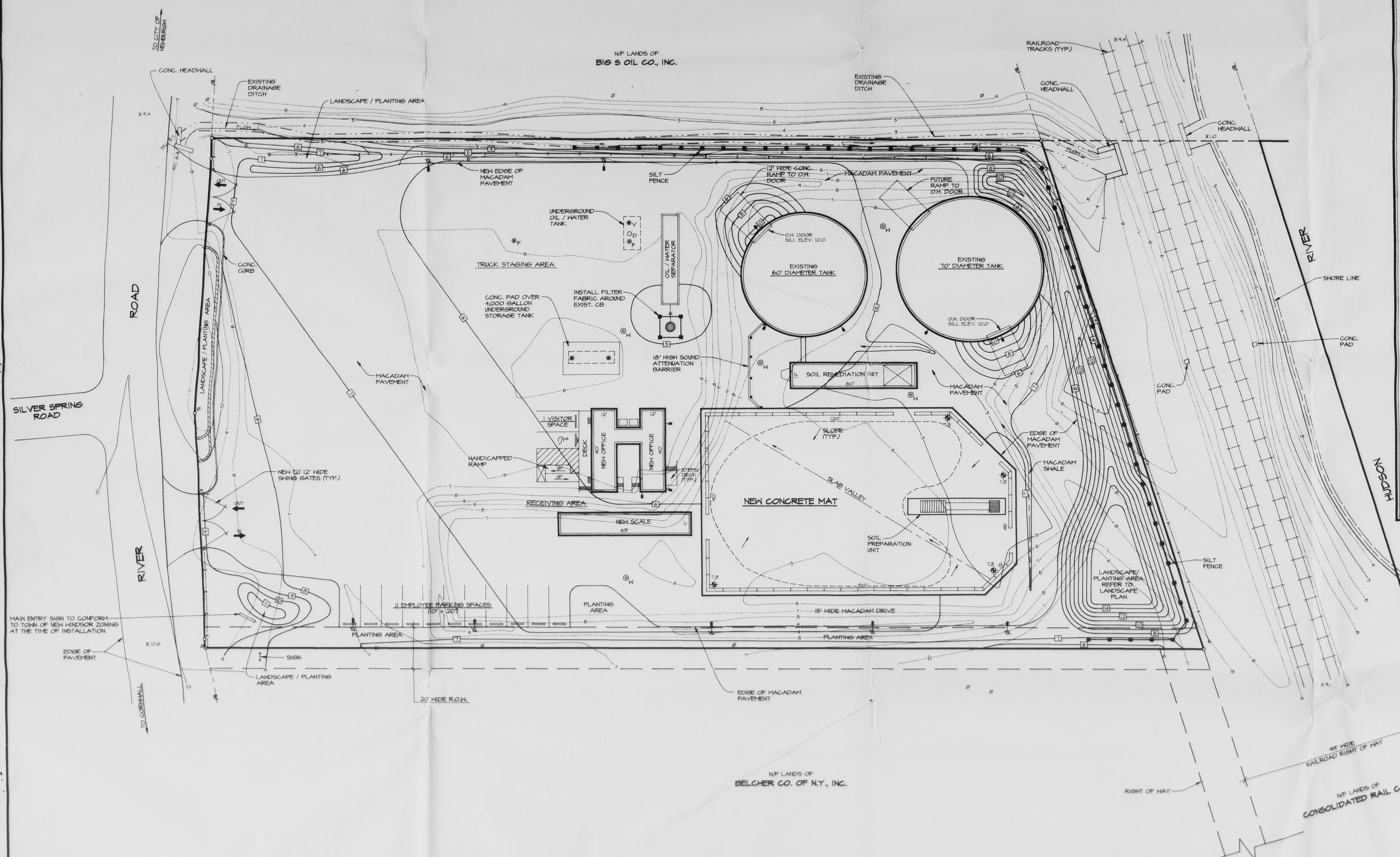
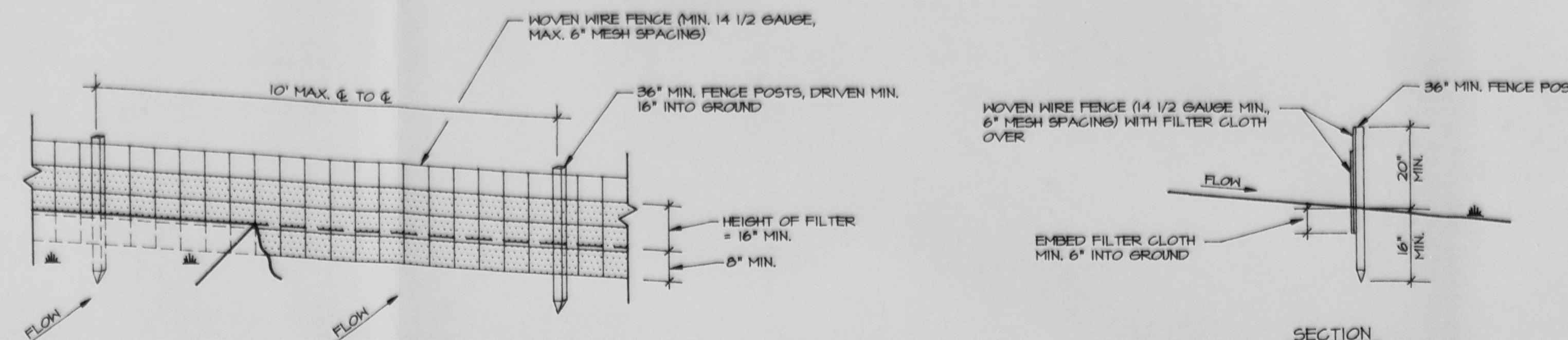
**POSTS:**  
STEEL EITHER 1" OR 1 1/2" TYPE OR 2" HARDWOOD

**FENCE:**  
WOVEN WIRE, 14 1/2 GAUGE 6" MAX. MESH OPENING

**FILTER CLOTH:**  
FILTER X, MIRAFIL 100X, STABILINKA T140N OR APPROVED EQUAL

**PREFABRICATED UNIT:**  
GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL  
NOT TO SCALE



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Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=20'  
Date: 5-17-1994

Project: EROSION & SEDIMENT CONTROL PLAN  
NEW FACILITY FOR I.D.C. SOIL RECLAMATION  
RIVER ROAD TOWN OF NEW WINDSOR, N.Y.

APPROVAL GRANTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON SEP 1 1994  
BY CARMEN R. DUBALDI, JR. SECRETARY

5 OF 5  
Project No. 9311